

Executive Summary Report

Appraisal Date 1/1/2002 - 2002 Assessment Roll

Area Name / Number: Auburn / 28

Previous Physical Inspection: 1997

Sales - Improved Summary:

Number of Sales: 716

Range of Sale Dates: 1/2000 – 12/2001

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$48,800	\$115,900	\$164,700	\$176,600	93.3%	8.90%
2002 Value	\$54,600	\$121,400	\$176,000	\$176,600	99.7%	8.66%
Change	+\$5,800	+\$5,500	+\$11,300		+6.4%	-0.24%
% Change	+11.9%	+4.7%	+6.9%		+6.9%	-2.69%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.24% and -2.69% actually represent an improvement.

Sales used in Analysis: All improved sales which were verified as good were included in the analysis. Multi-parcel, multi-building, and mobile home sales were excluded. In addition the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2001 Assessment Roll. This excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$50,200	\$115,400	\$165,600
2002 Value	\$56,100	\$120,600	\$176,700
Percent Change	+11.8%	+4.5%	+6.7%

Number of improved Parcels in the Population: 6244

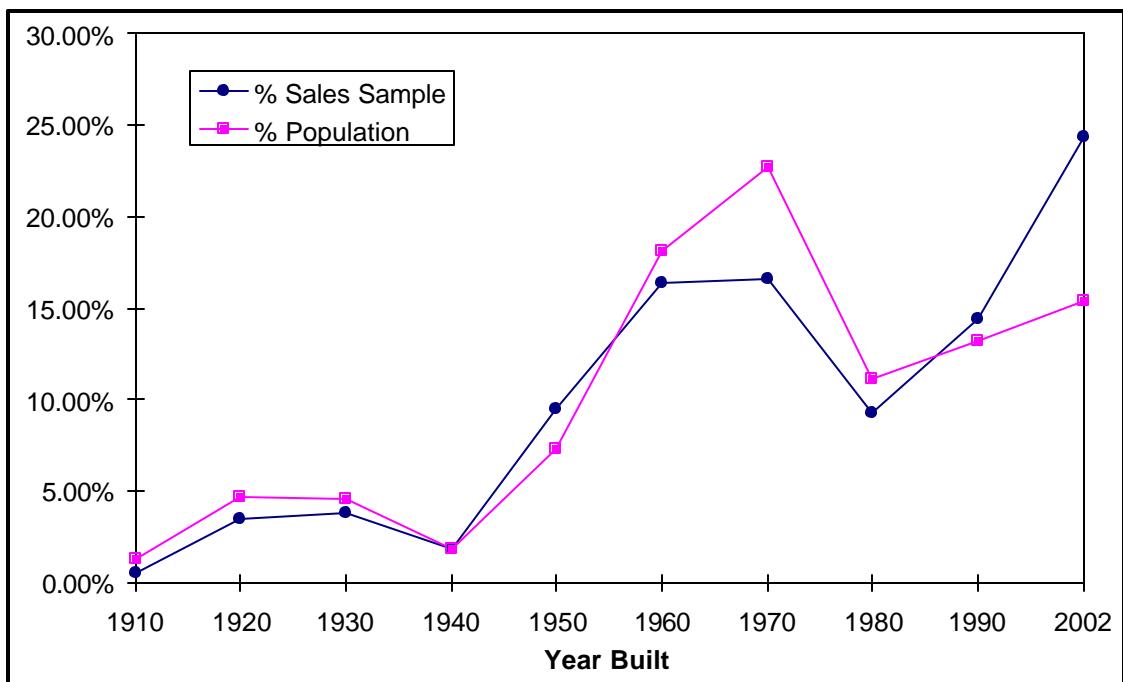
The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2001 or 2002 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2002 Assessment Roll.

Sales Sample Representation of Population - Year Built

Sales Sample			Population		
Year Built	Frequency	% Sales Sample	Year Built	Frequency	% Population
1910	4	0.56%	1910	77	1.23%
1920	25	3.49%	1920	293	4.69%
1930	27	3.77%	1930	282	4.52%
1940	13	1.82%	1940	112	1.79%
1950	68	9.50%	1950	453	7.25%
1960	117	16.34%	1960	1128	18.07%
1970	119	16.62%	1970	1421	22.76%
1980	66	9.22%	1980	696	11.15%
1990	103	14.39%	1990	824	13.20%
2002	174	24.30%	2002	958	15.34%
	716			6244	

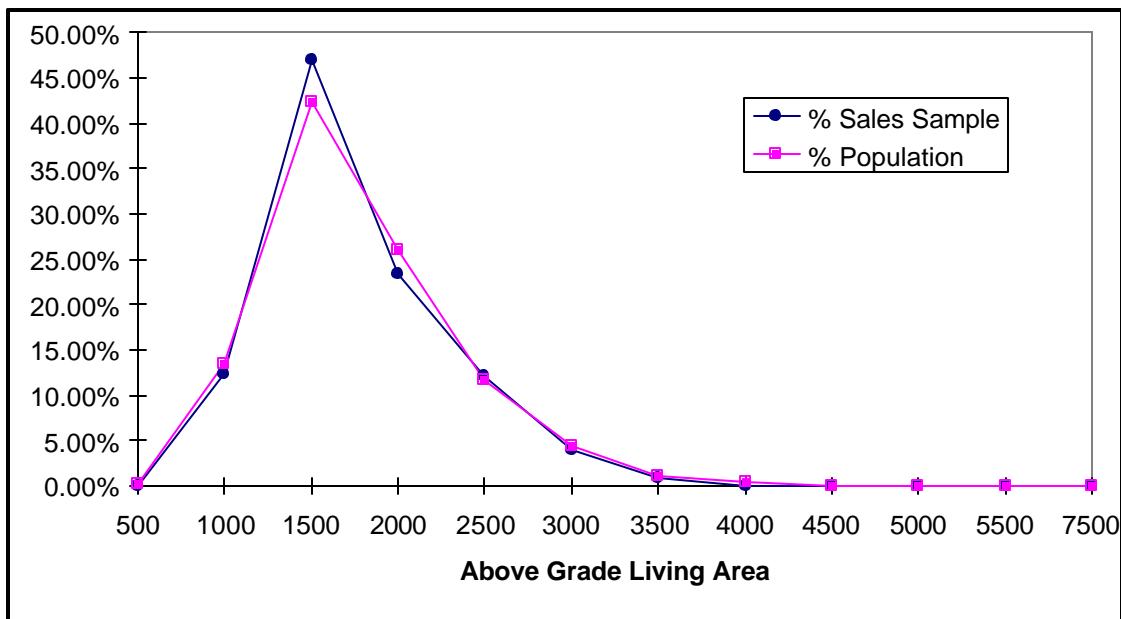


The sales sample is fairly representative of the population. Houses built in the 70's are slightly under represented in the sales sample. Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.14%
1000	88	12.29%
1500	336	46.93%
2000	167	23.32%
2500	87	12.15%
3000	29	4.05%
3500	7	0.98%
4000	1	0.14%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	716	

Population		
AGLA	Frequency	% Population
500	13	0.21%
1000	837	13.40%
1500	2645	42.36%
2000	1623	25.99%
2500	738	11.82%
3000	275	4.40%
3500	76	1.22%
4000	28	0.45%
4500	6	0.10%
5000	3	0.05%
5500	0	0.00%
7500	0	0.00%
	6244	

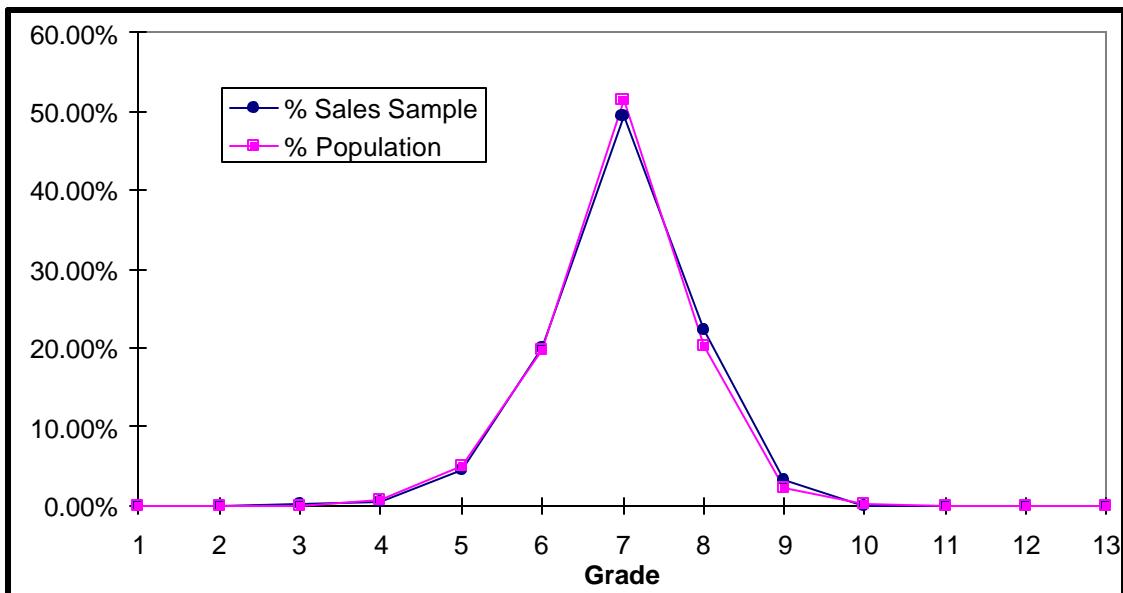


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

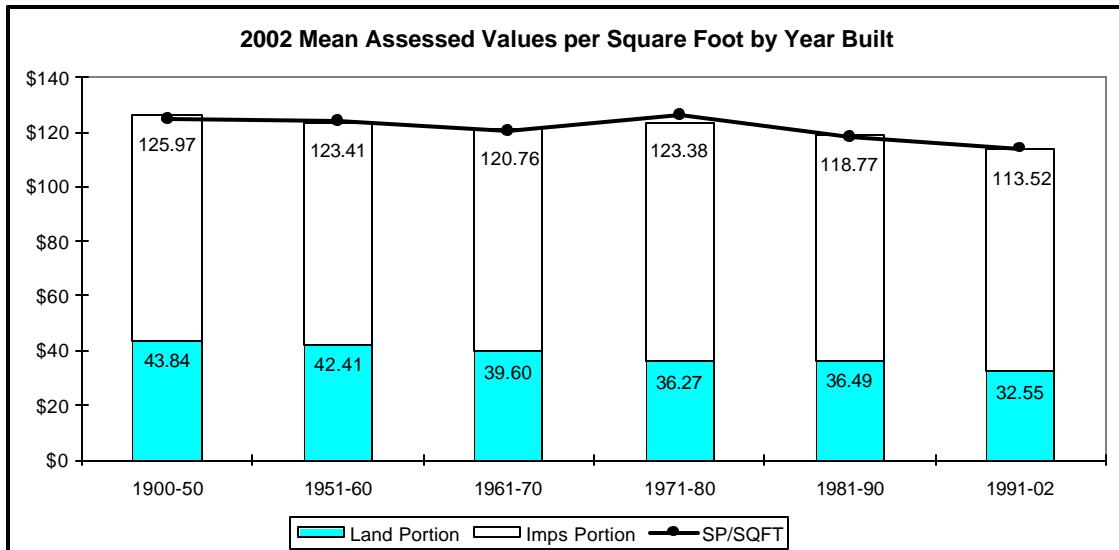
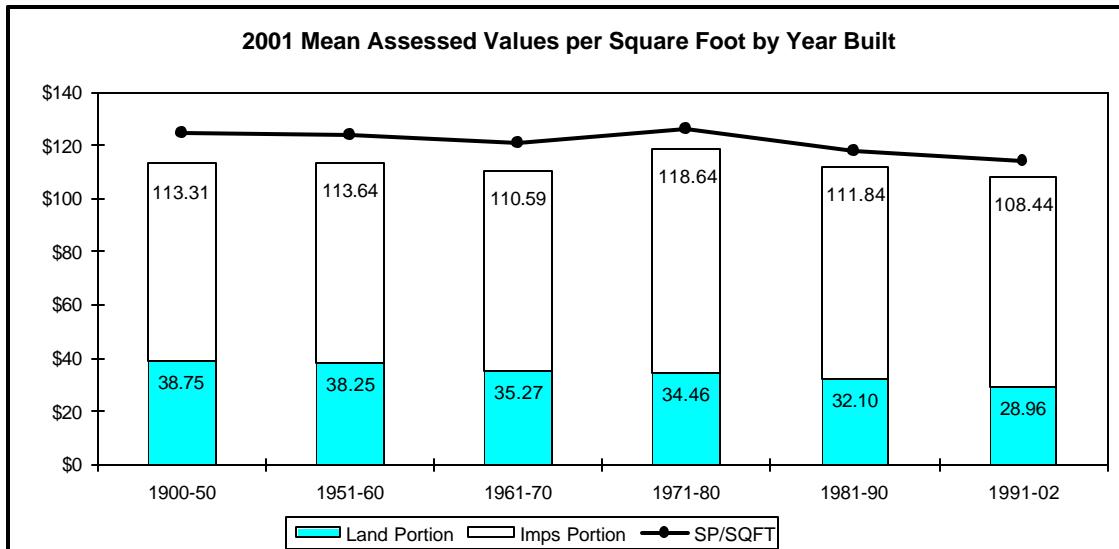
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	1	0.14%
4	3	0.42%
5	32	4.47%
6	143	19.97%
7	353	49.30%
8	160	22.35%
9	24	3.35%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		716

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	3	0.05%
4	44	0.70%
5	315	5.04%
6	1236	19.80%
7	3212	51.44%
8	1271	20.36%
9	142	2.27%
10	20	0.32%
11	1	0.02%
12	0	0.00%
13	0	0.00%
		6244



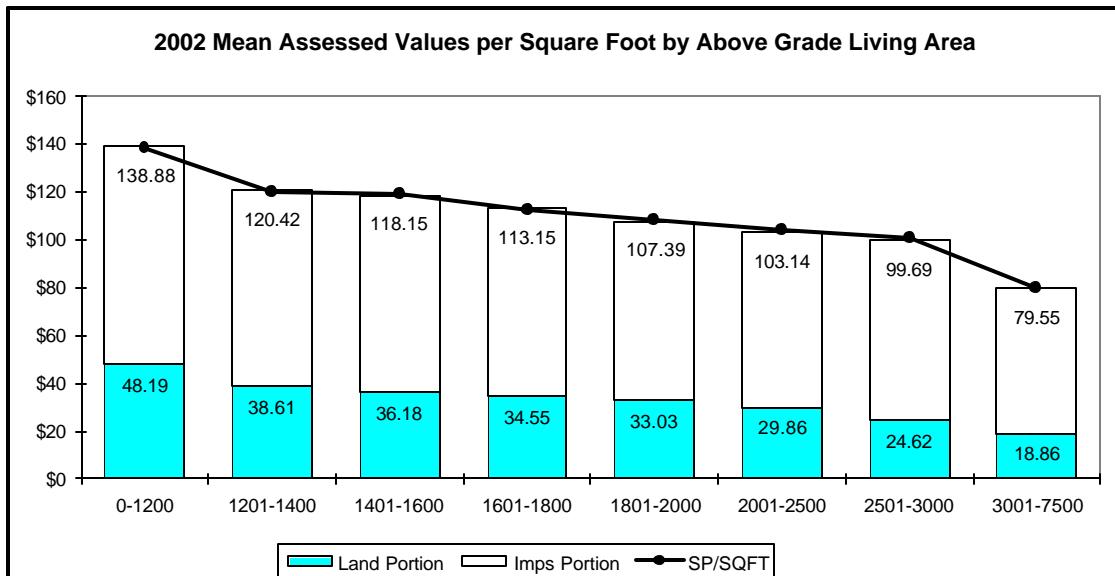
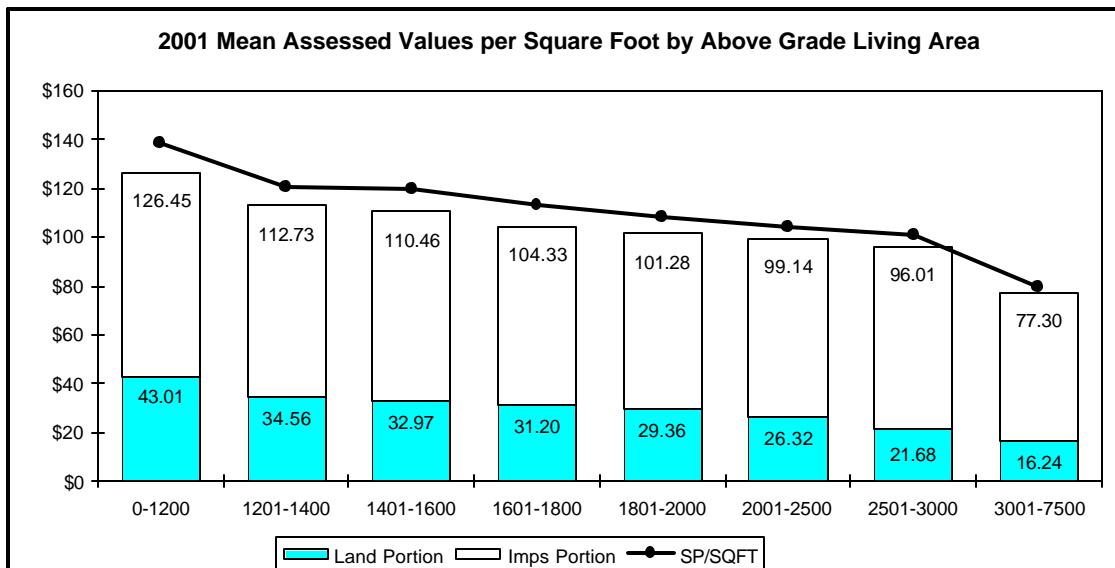
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



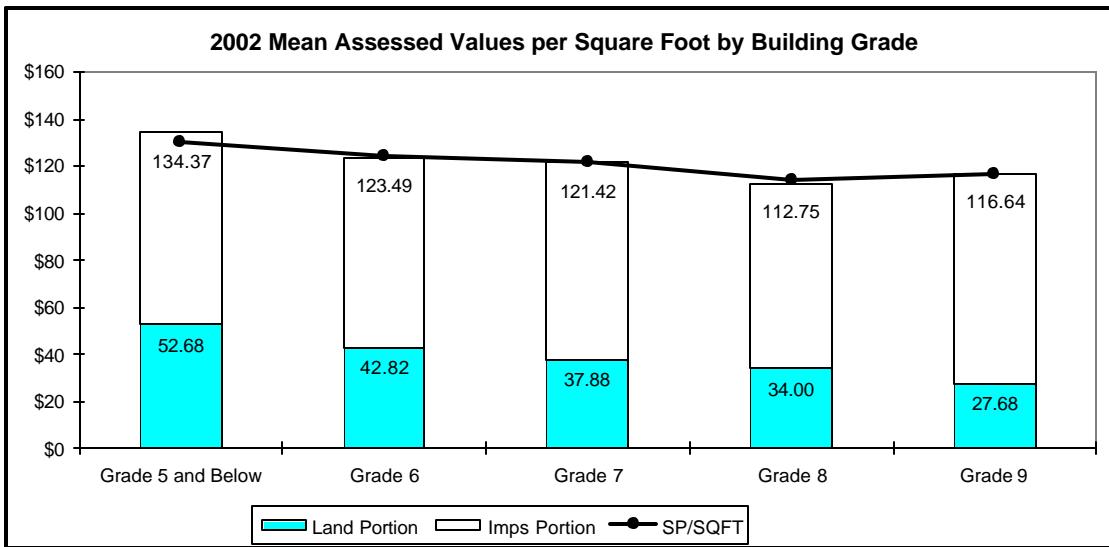
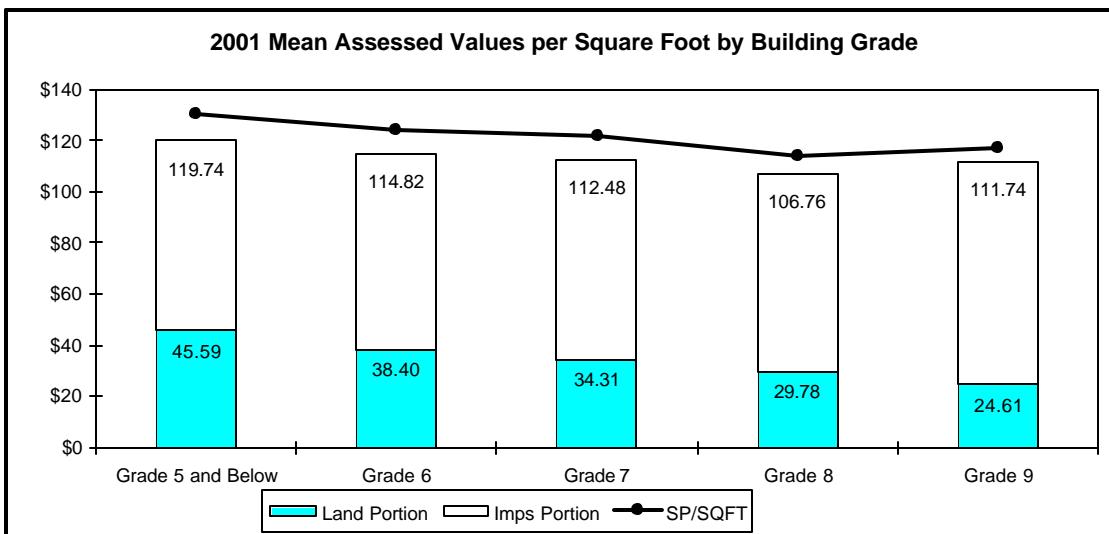
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



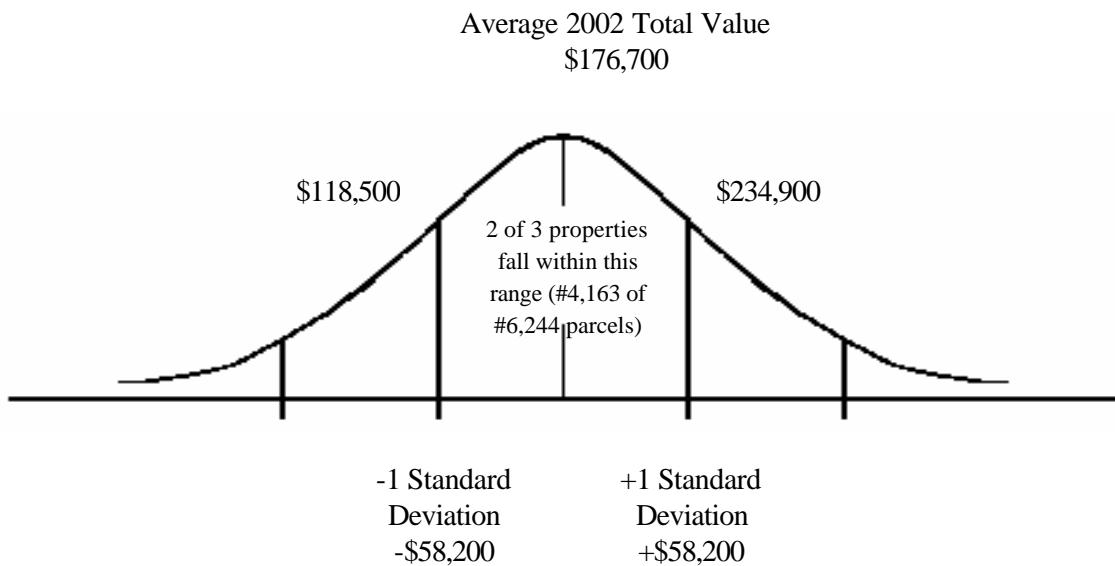
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2001 or 2002 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- ? Sales from 1/2000 to 1/2002 (at minimum) were considered in all analyses.
- ? No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- ? This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.
- ? King County Residential Appraisers have carefully considered the impact of the national and regional economy on King County's residential real estate market. Prior to the current assessment cycle, countywide ratio studies were performed to reaffirm market direction and promote uniform valuation.

Identification of the Area

Name or Designation:

Auburn

Boundaries:

This area is bounded by the Green River to the north and east as far south as Auburn Echo Lake Cutoff Road. It is bounded on the south by the South King County Line and on the west by the East Valley Highway, A Street SE, and the West Valley Highway.

Area Description:

Area 28 includes the City of Auburn and the rural area to the southeast of Auburn, which includes the Muckleshoot Indian Reservation. The area also includes the Lakeland Hills neighborhood to the south and east of Auburn. The typical quality of homes, as illustrated by the Frequency Tables, is grade 7. These homes are approximately 1500 square feet in size and were built between 1960 and 1980. In addition there has been a significant amount of new construction resulting in a number of homes built since 1990. The City of Auburn also has a large number of duplexes and triplexes. Waterfront properties consist of those properties along the Green and the White Rivers. The northern portion of sub area 10, just south of the Green River, is agricultural. Auburn's commercial district has a large number of automotive dealerships with a variety of retail stores and light industrial. Other notable influences just outside of this area are Auburn Municipal Airport, which serves small and private aircraft and Emerald Downs Race Track.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2002 recommended values. This study benchmarks the current assessment level using 2001 posted values. The study was also repeated after application of the 2002 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 8.90% to 8.66%.

Scope of Data

Land Value Data:

Vacant sales from 1/2000 to 1/2002 were given primary consideration for valuing land. The allocation approach was also used and gave results that validated land values indicated by the vacant sales.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

There are 7106 parcels in the 3 sub areas of area 28 with 3 identifiable major market segments. These will be referred to in this report as Auburn City, East Auburn, and Lakeland Hills.

Auburn City has 4437 parcels and consists of sub areas 8 and 11 in the Kent-Auburn Valley, most of which are located within the Auburn City limits. There is a varied mixture of single-family, duplex, multi-family, commercial, industrial, and agricultural uses in this market segment. Single-family development itself is a mix of houses built from the early 1900's to new houses. There have been a few new subdivisions with a small amount of infill in the older neighborhoods.

East Auburn includes the hills and uplands east of Auburn City and south of Highway 18. Although there are many plats, most of this segment is rural in character, with acreage parcels.

Lakeland Hills, consisting of 831 parcels, is located on the hilly upland south of Auburn City. Lakeland Hills is within the City of Auburn limits and extends into Pierce County. Most of the new construction is currently taking place in Pierce County.

There were few arms-length sales of vacant residentially zoned parcels in Auburn City. Sales in the adjacent cities of Kent and Algona were not used for reasons of comparability. Auburn has a central business core with a surrounding established residential community mostly to the east and south of the city. Kent, on the other hand, is mostly commercial with the residential development being on the hill to the east. Algona lacks the amenities of residential Auburn and is severely impacted by external nuisances of traffic, highway noise, and industrial plants.

The sales comparison approach had to be supplemented with land allocation. For land allocation we estimated a starting land-to-total value allocation of 30% for newer grade 7 homes and 28% for newer grade 8 homes. We used these starting allocation percentages in conjunction with the Assessor's depreciation table to calculate indicated land values for improved sold properties. The allocation approach gave results that were consistent with the limited number of vacant sales. Land valuation schedules were developed using the allocation approach and vacant sales. Valuation was according to lot size for most parcels except for plats where a site value basis was more appropriate.

There are 120 parcels of Green River Waterfront in Auburn City. These parcels received an upward adjustment of \$30,000 from the base land schedule. In sub area 8, R3 zoned parcels 18,000 square feet and larger were considered a premium based on the higher density allowed under this zoning and were valued from \$14,000 to \$55,000 higher than comparably sized R2 zoned parcels.

Land allocation was applied to the platted parcels of East Auburn, as there were few vacant sales. Limited access and sensitive areas such as topography, streams, and wetlands impact many of the parcels in the unplatte portions. A valuation schedule based on vacant sales by lot size was developed. Sales from the adjoining area to the east, area 40-1 (Enumclaw), were considered in

developing this schedule. Value adjustments were made according to the severity of the above-mentioned factors.

Land allocation was applied to Lakeland Hills, as there were few vacant sales. Parcels were valued on a per site basis in nearly all cases.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

Auburn City

Site Values by Plat

The following plats were valued on a site basis.

Plat Name	Major Number	Site Value
Truitt's 3rd Add To Auburn	869910	\$45,000
Great Western Add Div No 1	287270	\$48,000
Green River Village Div No 1	289170	\$48,000
Green River Village Div No 2	289171	\$48,000
Green River Village Div No 3	289172	\$48,000
Green River Village Div No 6	289175	\$48,000
Theron Plat Div No 1	859570	\$48,000
Trussler-Stobie 1st Add To Auburn	869920	\$48,000
Riverpark Estates	733800	\$39,000
Riverside South Div No 1	734500	\$56,000
Riverside South Div No 2	734520	\$56,000
Riverside South Div No 3	734530	\$56,000
Riverside South Div No 4	734531	\$56,000
Riverwalk Div No 1	734960	\$63,000
Riverwalk Div No 2A	734961	\$63,000
Riverwalk Div No 2B	734962	\$63,000
Riverwalk Div No 3	734963	\$63,000
Riverwalk Div No 4	734964	\$63,000
Riverwalk Div No 5	734965	\$63,000
Riverwalk Div No 6	734966	\$63,000
Valley View Estates II	885816	\$95,000

Square Foot Values

Other non-acreage parcels.

	R2 Zoning	R3 Zoning S of Hwy 18
Lot Size	Land Value	Land Value
3000-3999	39000	\$39,000
4000-4999	43000	\$40,000
5000-7999	48000	\$48,000
8000-8999	52000	\$52,000
9000-9999	54000	\$54,000
10000-10999	56000	\$56,000
11000-11999	57000	\$57,000
12000-12999	58000	\$58,000
13000-14999	59000	\$59,000
15000-17999	60000	\$60,000
18000-19999	61000	\$75,000
20000-21999	62000	\$77,000
22000-22999	63000	\$79,000
23000-24999	64000	\$81,000
25000-25999	65000	\$83,000
26000-26999	66000	\$85,000
27000-29999	67000	\$89,000
30000-32999	68000	\$98,000
33000-34999	69000	\$104,000
35000-37999	70000	\$113,000
38000-39999	71000	\$119,000
40000-40999	72000	\$122,000
41000-41999	73000	\$125,000
42000-42999	74000	\$128,000
43000-43560	75000	\$130,000

Acreage Parcels North of Hwy 18

Acreage parcels north of 40th ST NE and south of 52nd ST NE were valued as follows:

Land Value = 42,000 x (acres-wetlands) + 4240 x wetlands

Other acreage:

Acres	Land Value	Acres	Land Value
1.0	\$75,600	11.0	\$237,600
2.0	\$111,700	12.0	\$255,300
3.0	\$112,100	13.0	\$272,300
4.0	\$121,900	14.0	\$287,300
5.0	\$131,800	15.0	\$302,900
6.0	\$145,800	17.0	\$334,200
7.0	\$166,300	20.0	\$356,400
8.0	\$186,700	25.0	\$405,000
9.0	\$203,100	30.0	\$421,200
10.0	\$219,200		

East Auburn

Site Values By Plat

The following plats were valued on a site basis. A range of values shown for some plats reflects adjustments for lot size.

Plat Name	Major Number	Site Value
Academy Park Add	002400	\$48,000
Academy Park #2	002401	\$48,000
Janssen's Add	366800	\$52,000
Cameron Village #1	131350	\$52,000
Forest Ridge Add	259750	\$60,000-\$78,000
Forest Villa Add	259900	\$49,000
Froest Villa Add #3	259920	\$52,000-\$78,000
Auburn View Heights	030400	\$49,000
Skycrest Terrace Add	780620	\$49,000
Skycrest Terrace Add #2	780621	\$49,000
Cascade Meadows	142410	\$49,000
Chinook Add	156510	\$49,000
Neri's Add	602930	\$49,000-\$52,000
Auburn Six Subdivision	030630	\$49,000-\$52,000
Taylor Addition To Auburn	856720	\$49,000
Goad Addition To Auburn	281500	\$46,000
Kitchell Add	390320	\$46,000
Valley View Estates 11	885815	\$95,000
Braunwood Estates	104350	\$115,000
ParkVista No 1	065250	\$82,000

Acreage Values

Lot Size	Value	Lot Size	Value
0.25	\$48,000	11.00	\$157,000
0.50	\$53,000	11.50	\$161,000
0.75	\$58,000	12.00	\$165,000
1.00	\$63,000	12.50	\$169,000
1.50	\$68,000	13.00	\$173,000
2.00	\$73,000	13.50	\$177,000
2.50	\$78,000	14.00	\$181,000
3.00	\$83,000	14.50	\$185,000
3.50	\$88,000	15.00	\$189,000
4.00	\$93,000	15.50	\$193,000
4.50	\$98,000	16.00	\$197,000
5.00	\$103,000	17.50	\$201,000
5.50	\$108,000	18.00	\$205,000
6.00	\$113,000	18.50	\$209,000
6.50	\$118,000	19.00	\$213,000
7.00	\$123,000	19.50	\$217,000
7.50	\$128,000	20.00	\$221,000
8.00	\$133,000	25.00	\$241,000
8.50	\$138,000	30.00	\$261,000
9.00	\$143,000	40.00	\$301,000
9.50	\$148,000	over 40	\$301,000+\$2,000/acre
10.00	\$153,000		

Lakeland Hills

Site value: \$67,000

Adjustments for all areas

Traffic Noise	
Moderate	Schedule Less 5%
High	Schedule Less 10%
Extreme	Schedule Less 15%

Topography, wetlands, access and other building problems were adjusted downward from 5% to 80%.

Verified Vacant Sales Available to Develop the Valuation Model
Area 28

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
8	192105	9320	12/26/01	\$ 61,000	12675	N	N
8	302105	9134	03/14/01	\$ 57,000	30219	N	N
8	542240	0150	09/05/01	\$ 60,000	8525	N	N
8	542240	0250	01/19/00	\$ 48,000	9867	N	N
8	869560	0035	09/05/00	\$ 70,000	10820	N	N
10	272105	9118	06/19/01	\$ 69,000	56628	N	N
10	312105	9023	04/12/00	\$ 99,950	203242	Y	N
10	322105	9034	07/13/01	\$ 85,500	217068	N	N
10	332105	9014	06/06/00	\$ 225,000	857260	N	N
10	342105	9055	04/05/00	\$ 85,000	220849	Y	N
10	413701	0610	03/13/00	\$ 45,000	15446	Y	N
10	780930	0150	11/01/00	\$ 22,500	51400	Y	N
10	885816	0030	07/16/01	\$ 97,000	16724	Y	N
11	182105	9064	10/08/01	\$ 45,000	7860	N	N
11	214980	0329	05/23/01	\$ 51,000	13200	N	N
11	869910	0205	07/06/01	\$ 45,000	5750	N	N

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2000 to 1/2002 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

The population was generally well represented by the sales data. The exceptions were in the area of acreage, large non-acreage parcels, homes with a building grade below 5 or above grade 9, homes in poor condition, parcels with multiple improvements, parcels with considerable accessory cost, and very large homes. Charts, which illustrate sample representation, are included in the Executive Summary.

Various possible variable combinations and valuation model alternatives were considered. Ultimately, one characteristics based multiplicative model was used for the entire area.

This model predicted value well for most properties. For properties that were under represented in the sales sample, the appraiser could consider using the cost approach or make market based adjustments to EMV.

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

Variables :

Plat 259750
Plat 259760
Plat 733800
Multiple Unit
Base Land
Age
Grade
High Grade
Fair Condition
Good Condition
Very Good Condition
Covered Parking
First Floor
Half Floor
Second Floor
Basement
Finished Basement
Waterfront

Definitions/Transformation

Forest Ridge Add
Forest Ridge Townhomes
River Park estates
More than one living unit (duplex, triplex)
2002 base land value
Year Built or Year Renovated whichever is greater
Improvement grade-Quality of construction
Improvement grade 9 and above
Condition of improvement for year built
Condition of improvement for year built
Condition of improvement for year built
Excluding det gar grade 4 and less, and carports
Finished living area on main floor
Finished living area on half floor
Finished living area on second floor
Basement area less basement garage
Finished basement area
River front properties

Multiplicative Model

2.969442-3.086154E-02*Plat259750_760YN-2.399244E-02*Plat733800YN-.0262879*MultiUnitYN+.2910045*BaseLandC-5.316435E-02*AgeC+ 3.122904E-02*GradeC+ 5.840172E-02*HiGradeYN-7.223019E-02*FairYN+ 1.552927E-02*GoodYN+ 6.265026E-02*VGoodYN+ 1.840025E-02*CovPrkGT4C+ .3205305*FstFlrC+ 5.950926E-02*HlfFlrC+ 9.374823E-02*SndFlrC+ 3.240988E-02*BsmtNoGarC+ 3.770162E-02*FinBsmtC+ 4.359018E-02*WftLocYN

Standard Exceptions

Multiple Improvements, Lot size less than 1000 sq ft, Building grade less than grade 3, Total EMV less than Base land

Other Possible Exceptions

Grade 4
Poor condition
Fair condition
Parcels with accessory buildings
Additional Structural Cost
Unfinished floor area
Obsolescence, Net condition, Percent complete

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Verified Improved Sales Available to Develop the Valuation Model

Area 28

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8	711650	0340	04/25/00	\$ 83,704	530	0	4	1920	4	4114	N	N	502 6TH ST SE
8	101800	0275	02/02/01	\$ 75,000	940	0	4	1932	3	8400	N	N	223 15TH ST SE
8	869520	0057	02/25/00	\$135,000	630	0	5	1926	4	18750	N	N	203 23RD ST SE
8	869560	0040	08/04/00	\$ 55,000	690	0	5	1937	2	10800	N	N	1510 J ST SE
8	314160	0255	09/01/01	\$100,000	720	0	5	1940	3	6480	N	N	136 9TH ST SE
8	858140	0220	07/27/00	\$ 92,000	720	0	5	1926	3	4289	N	N	226 14TH ST SE
8	314160	0510	06/21/01	\$ 93,500	730	0	5	1924	3	5400	N	N	142 11TH ST SE
8	711650	0555	08/10/00	\$123,500	740	0	5	1913	4	4115	N	N	604 7TH ST SE
8	787740	0130	10/11/01	\$155,000	740	0	5	1943	5	11390	N	N	35732 85TH AV S
8	302105	9183	03/21/01	\$132,950	750	0	5	1956	4	7841	N	N	1111 29TH ST SE
8	711650	0965	10/15/01	\$125,700	830	0	5	1942	4	5477	N	N	621 6TH ST SE
8	858140	0390	06/01/00	\$102,500	830	0	5	1944	3	4200	N	N	205 14TH ST SE
8	314160	0235	09/05/01	\$ 97,000	860	0	5	1938	3	4860	N	N	135 10TH ST SE
8	858140	0370	01/02/01	\$115,000	860	0	5	1913	4	4200	N	N	221 14TH ST SE
8	101800	0135	03/29/00	\$104,500	910	0	5	1913	3	4200	N	N	122 15TH ST SE
8	858140	0105	01/28/00	\$112,950	910	0	5	1916	4	4368	N	N	112 12TH ST SE
8	101800	0060	03/01/00	\$106,000	920	0	5	1920	3	4830	N	N	1502 A ST SE
8	314160	0210	04/27/00	\$145,000	920	420	5	1912	3	4320	N	N	119 10TH ST SE
8	787740	0266	07/03/01	\$147,000	970	0	5	1942	4	9360	N	N	304 31ST AV SE
8	192105	9312	09/06/00	\$100,000	990	0	5	1947	3	6774	N	N	1824 G ST SE
8	101800	0270	04/18/00	\$112,000	1020	0	5	1920	4	4200	N	N	244 15TH ST SE
8	869520	0014	06/08/00	\$175,400	1290	0	5	1933	4	8930	N	N	2107 D ST SE
8	192105	9311	11/13/00	\$148,500	1510	0	5	1930	4	6774	N	N	1822 G ST SE
8	711650	0160	03/24/00	\$153,450	1600	0	5	1921	5	7921	N	N	430 5TH ST SE
8	292105	9032	05/23/00	\$124,000	720	0	6	1947	4	9500	N	N	2837 RIVERWALK DR SE
8	302105	9182	05/31/01	\$147,000	800	700	6	1904	4	11326	N	N	2815 M ST SE
8	392090	0060	08/15/00	\$135,000	800	0	6	1944	4	7290	N	N	1410 H ST SE
8	392090	0225	06/21/00	\$130,000	800	0	6	1944	3	7290	N	N	1527 H ST SE
8	392090	0065	01/03/01	\$135,000	820	0	6	1944	4	7290	N	N	1412 H ST SE
8	711600	0285	02/23/01	\$125,950	820	0	6	1957	3	4864	N	N	815 8TH ST SE
8	787740	0062	02/17/00	\$122,500	840	0	6	1964	3	11524	N	N	3001 B ST SE
8	714080	0250	06/21/01	\$170,700	860	860	6	1962	4	7276	N	N	2615 N ST SE
8	145000	0010	02/10/00	\$129,500	900	0	6	1959	3	8081	N	N	601 23RD ST SE
8	145000	0050	03/21/01	\$136,800	900	0	6	1959	4	7576	N	N	701 23RD ST SE

Verified Improved Sales Available to Develop the Valuation Model

Area 28

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8	145000	0210	01/12/00	\$106,950	900	0	6	1959	3	8100	N	N	601 25TH ST SE
8	145000	0270	05/25/01	\$132,000	900	0	6	1959	4	7560	N	N	705 25TH ST SE
8	145010	0150	04/20/00	\$126,900	900	0	6	1960	4	7420	N	N	703 CEDAR DR
8	145010	0410	04/30/01	\$145,100	900	0	6	1960	4	7314	N	N	608 CEDAR DR
8	241320	0140	04/27/01	\$121,800	900	0	6	1959	3	7070	N	N	1402 28TH ST SE
8	133060	0170	06/29/00	\$113,000	910	0	6	1964	4	6000	N	N	1105 27TH ST SE
8	392090	0215	12/19/00	\$137,500	910	0	6	1944	3	7290	N	N	1521 H ST SE
8	711600	0495	07/28/00	\$132,000	940	0	6	1950	4	4120	N	N	821 6TH ST SE
8	711650	0370	03/01/00	\$126,400	940	0	6	1950	3	4120	N	N	601 F ST SE
8	746890	0055	09/10/01	\$153,450	940	0	6	1954	4	8343	N	N	1031 E ST SE
8	746890	0070	10/24/01	\$131,950	940	0	6	1954	4	6300	N	N	1001 E ST SE
8	869560	0030	03/30/00	\$131,500	940	0	6	1954	4	10817	N	N	1414 J ST SE
8	145010	0420	12/03/01	\$140,000	960	0	6	1960	4	7314	N	N	606 CEDAR DR
8	241320	0125	10/02/00	\$138,750	960	0	6	1959	3	7758	N	N	2713 O ST SE
8	145010	0060	10/24/00	\$149,500	990	0	6	1960	4	7420	N	N	608 21ST ST SE
8	145010	0130	03/15/00	\$129,500	990	0	6	1960	4	7420	N	N	607 CEDAR DR
8	145010	0250	11/16/01	\$144,500	990	0	6	1960	4	7445	N	N	704 22ND ST SE
8	331380	0050	09/25/01	\$155,000	1000	0	6	1959	3	8960	N	N	605 28TH ST SE
8	447420	0030	01/21/00	\$123,500	1000	0	6	1962	4	9900	N	N	1505 29TH ST SE
8	714060	0095	04/03/00	\$138,500	1000	0	6	1959	4	9150	N	N	1830 L PL SE
8	145010	0090	01/22/01	\$128,000	1010	0	6	1961	4	7950	N	N	602 21ST ST SE
8	145010	0160	09/28/00	\$139,000	1010	0	6	1960	4	7420	N	N	705 CEDAR DR
8	145010	0330	04/19/00	\$128,000	1010	0	6	1960	3	7314	N	N	605 22ND ST SE
8	302105	9192	10/19/00	\$142,500	1010	0	6	1956	3	7650	N	N	2820 O ST SE
8	331360	0077	05/30/00	\$129,950	1020	0	6	1961	4	6885	N	N	607 26TH ST SE
8	101800	0030	09/05/01	\$137,950	1040	0	6	1946	3	6300	N	N	127 15TH ST SE
8	711650	0554	04/30/01	\$128,000	1080	0	6	1921	5	4115	N	N	602 7TH ST SE
8	133060	0060	07/11/00	\$127,000	1090	0	6	1965	4	6000	N	N	1109 26TH ST SE
8	241320	0005	06/28/01	\$150,000	1120	0	6	1947	3	7434	N	N	2613 R ST SE
8	392090	0160	08/25/00	\$137,950	1120	0	6	1944	3	7290	N	N	1315 H ST SE
8	869560	0095	04/18/01	\$164,950	1120	0	6	1935	4	10815	N	N	1413 J ST SE
8	145000	0330	11/05/01	\$140,000	1160	0	6	1959	3	7452	N	N	607 24TH ST SE
8	392090	0015	04/17/00	\$140,000	1160	0	6	1944	4	7289	N	N	1214 H ST SE

8		711650		0675		12/22/00		\$128,800		1240		0		6		1944		3		3333		N		N		619 8TH ST SE	
---	--	--------	--	------	--	----------	--	-----------	--	------	--	---	--	---	--	------	--	---	--	------	--	---	--	---	--	---------------	--

Verified Improved Sales Available to Develop the Valuation Model

Area 28

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8	858140	0455	08/08/01	\$154,500	1250	0	6	1913	5	8400	N	N	246 12TH ST SE
8	380200	0040	04/20/01	\$161,950	1260	0	6	1962	4	10178	N	N	3508 O ST SE
8	711650	0385	11/13/00	\$132,000	1270	0	6	1944	4	4120	N	N	517 7TH ST SE
8	101800	0150	09/26/01	\$140,000	1280	0	6	1946	2	10920	N	N	112 15TH ST SE
8	192105	9168	09/08/00	\$175,000	1290	0	6	1950	4	32288	N	N	1035 25TH ST SE
8	711650	0755	04/07/00	\$145,000	1290	0	6	1947	4	6180	N	N	811 7TH ST SE
8	302105	9065	06/11/01	\$137,500	1300	0	6	1944	4	20625	N	N	2609 R ST SE
8	711650	0650	04/24/01	\$150,200	1300	0	6	1945	5	3503	N	N	711 8TH ST SE
8	192105	9229	12/21/00	\$163,000	1310	900	6	1920	4	14201	N	N	2135 K ST SE
8	331380	0090	02/01/01	\$147,990	1320	0	6	1959	3	8704	N	N	735 28TH ST SE
8	192105	9119	05/25/00	\$142,000	1330	0	6	1947	3	23728	N	N	721 19TH ST SE
8	392090	0090	12/19/00	\$141,000	1330	0	6	1944	4	7290	N	N	1512 H ST SE
8	869520	0006	05/23/01	\$144,900	1350	0	6	1932	4	10541	N	N	302 21ST ST SE
8	302105	9119	11/20/01	\$161,000	1360	0	6	1937	4	5440	N	N	1201 37TH ST SE
8	787740	0251	09/22/00	\$149,950	1390	150	6	1939	4	13363	N	N	2907 D ST SE
8	869560	0090	05/30/01	\$152,000	1400	0	6	1953	4	10813	N	N	1407 J ST SE
8	711650	0291	11/27/01	\$157,500	1450	0	6	1946	4	3750	N	N	402 6TH ST SE
8	192105	9280	08/29/00	\$163,000	1460	0	6	1923	5	6720	N	N	2125 M ST SE
8	392090	0135	08/28/00	\$160,000	1470	0	6	1944	4	7290	N	N	1217 H ST SE
8	145010	0380	10/27/00	\$144,500	1530	0	6	1960	4	7685	N	N	706 CEDAR DR
8	145000	0080	10/31/01	\$160,000	1680	0	6	1959	4	10378	N	N	707 23RD ST SE
8	182105	9302	09/14/01	\$295,000	1720	0	6	1942	3	21060	N	N	702 L PL SE
8	714080	0060	05/07/01	\$167,500	1830	0	6	1961	4	7276	N	N	1304 28TH PL SE
8	714080	0420	02/25/00	\$169,500	1830	0	6	1961	3	7070	N	N	1210 28TH ST SE
8	792460	0300	11/01/00	\$168,500	860	720	7	1966	4	12104	N	N	1430 32ND ST SE
8	734520	0090	06/26/00	\$166,200	950	460	7	1968	4	6944	N	N	1806 36TH ST SE
8	734520	0300	08/16/01	\$175,700	960	460	7	1969	5	6600	N	N	1805 37TH ST SE
8	788900	0125	07/27/00	\$139,900	990	0	7	1958	3	6978	N	N	2705 T ST SE
8	734500	0030	06/08/01	\$145,000	1010	0	7	1968	4	7000	N	N	1626 33RD PL SE
8	734520	0480	11/28/01	\$164,000	1020	0	7	1968	4	7700	N	N	1709 36TH ST SE
8	788910	0070	09/28/01	\$172,500	1030	0	7	1968	4	9226	N	N	2815 R PL SE
8	192105	9163	02/26/01	\$131,000	1040	0	7	1955	4	7484	N	N	128 14TH ST SE

8	910750	0025	09/21/01	\$158,100	1060	0	7	1959	4	8800	N	N	1401 21ST ST SE
8	711650	0320	09/20/00	\$142,500	1070	380	7	1941	4	7141	N	N	420 6TH ST SE

Verified Improved Sales Available to Develop the Valuation Model

Area 28

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8	734531	0050	09/20/01	\$171,000	1090	480	7	1975	3	9215	N	N	1224 31ST AV SE
8	734531	0110	12/20/01	\$173,500	1090	510	7	1977	3	7645	N	N	3108 O ST SE
8	746890	0220	09/20/00	\$144,950	1090	0	7	1955	4	8400	N	N	516 11TH ST SE
8	182105	9273	02/13/01	\$188,000	1100	480	7	1962	4	21780	N	N	1003 8TH ST SE
8	792460	0080	04/12/00	\$174,900	1100	550	7	1963	4	7949	N	N	3135 O ST SE
8	145030	0120	07/10/01	\$171,548	1120	550	7	1976	4	7426	N	N	810 26TH PL SE
8	192105	9228	05/25/01	\$148,500	1120	0	7	1973	3	17859	N	N	901 25TH ST SE
8	025510	0060	11/27/01	\$175,950	1130	0	7	1966	4	7000	N	N	1511 34TH ST SE
8	447420	0040	06/29/01	\$134,950	1130	0	7	1967	4	8199	N	N	1503 29TH ST SE
8	711650	0105	06/07/00	\$140,000	1160	0	7	1999	3	3811	N	N	504 D ST SE
8	208700	0040	06/22/00	\$166,000	1180	240	7	1990	3	6059	N	N	2805 I ST SE
8	380200	0200	05/11/00	\$144,225	1200	0	7	1963	3	11551	N	N	1402 33RD ST SE
8	638200	0090	08/14/00	\$152,000	1200	0	7	1959	4	13090	N	N	1316 G ST SE
8	380200	0060	05/22/00	\$168,000	1210	0	7	1962	4	10416	N	N	3412 O ST SE
8	714080	0070	12/28/00	\$125,000	1210	0	7	1960	3	7811	N	N	1302 28TH PL SE
8	025510	0360	04/12/01	\$172,950	1230	280	7	1966	4	8250	N	N	3414 R ST SE
8	869560	0080	04/14/00	\$147,500	1230	0	7	1959	4	10808	N	N	1317 J ST SE
8	950090	0165	07/06/00	\$160,000	1240	0	7	1956	4	11274	N	N	1405 24TH ST SE
8	192105	9263	04/17/01	\$162,500	1250	0	7	1963	4	6760	N	N	705 21ST ST SE
8	734520	0190	05/18/01	\$160,700	1250	0	7	1968	4	8500	N	N	1926 36TH ST SE
8	331360	0360	09/22/00	\$153,000	1260	0	7	1960	4	8100	N	N	625 27TH ST SE
8	734500	0140	03/22/01	\$133,765	1260	0	7	1968	4	7500	N	N	1823 35TH WY SE
8	331360	0355	11/28/00	\$163,000	1270	0	7	1999	3	8100	N	N	603 27TH ST SE
8	734965	0300	03/22/01	\$217,000	1270	720	7	1999	3	6367	N	N	2106 FOREST RIDGE DR SE
8	536280	0080	09/13/01	\$165,000	1280	0	7	1993	3	7786	N	N	1202 35TH CT SE
8	734960	0120	11/26/01	\$200,000	1280	340	7	1996	3	6000	N	N	2830 U ST SE
8	734962	0150	06/28/00	\$205,000	1280	340	7	1997	3	7006	N	N	2319 27TH PL SE
8	734965	0230	10/25/01	\$206,000	1280	340	7	1998	3	6000	N	N	2207 FOREST RIDGE DR SE
8	025510	0330	03/21/00	\$149,500	1290	0	7	1966	3	7914	N	N	3432 PIKE ST SE
8	145030	0160	07/25/01	\$141,000	1300	0	7	1963	3	6214	N	N	805 26TH PL SE
8	192105	9200	06/30/00	\$144,000	1300	0	7	1955	3	32287	N	N	1025 25TH ST SE
8	192105	9212	06/14/01	\$210,000	1300	700	7	1958	4	10659	N	N	1525 25TH ST SE

8	192105	9239	09/13/01	\$172,000	1300	0	7	1961	4	11046	N	N	2420 K ST SE
8	714060	0215	03/23/00	\$161,368	1300	0	7	1956	4	10364	N	N	1001 19TH ST SE

Verified Improved Sales Available to Develop the Valuation Model

Area 28

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8	788900	0040	07/25/01	\$155,000	1300	0	7	1958	4	8000	N	N	2710 T ST SE
8	788900	0155	03/21/00	\$135,000	1300	0	7	1958	4	7440	N	N	2708 S ST SE
8	734960	0170	05/19/00	\$164,000	1310	0	7	1996	3	6000	N	N	2825 U ST SE
8	734500	0200	12/21/00	\$144,000	1320	0	7	1968	4	9100	N	N	1701 35TH WY SE
8	734500	0540	06/25/01	\$156,000	1320	0	7	1967	4	7490	N	N	1811 33RD ST SE
8	500170	0050	10/11/01	\$165,000	1340	0	7	1957	4	7810	N	N	1716 F CT SE
8	950090	0020	02/28/01	\$165,000	1340	0	7	1958	3	10530	N	N	1235 25TH ST SE
8	447200	0160	11/10/00	\$195,000	1350	670	7	1996	3	6043	N	N	931 23RD PL SE
8	711600	0105	06/30/00	\$149,500	1350	0	7	1946	4	7725	N	N	716 5TH ST SE
8	714060	0205	03/14/00	\$163,115	1350	0	7	1956	3	10364	N	N	1810 K ST SE
8	910750	0040	02/27/01	\$163,000	1350	0	7	1958	4	8800	N	N	1235 21ST ST SE
8	950090	0095	09/21/00	\$159,950	1350	0	7	1956	4	10592	N	N	1320 24TH ST SE
8	025510	0080	04/16/01	\$168,500	1370	0	7	1966	4	8125	N	N	3407 PIKE ST SE
8	145030	0100	05/17/00	\$154,500	1370	0	7	1963	4	9916	N	N	806 26TH PL SE
8	950090	0145	04/18/00	\$150,000	1370	0	7	1956	3	10590	N	N	1305 24TH ST SE
8	779401	0030	09/13/01	\$197,000	1380	390	7	1992	3	9925	N	N	3519 OLYMPIC ST SE
8	302105	9059	05/26/00	\$137,000	1420	0	7	1958	4	7840	N	N	2501 R ST SE
8	734500	0530	05/30/01	\$164,900	1420	0	7	1967	4	8448	N	N	1817 33RD ST SE
8	539820	0110	12/11/00	\$195,000	1440	0	7	2001	3	6856	N	N	1322 D PL SE
8	027900	0090	09/15/00	\$148,500	1450	0	7	1964	4	12268	N	N	1006 28TH ST SE
8	302105	9198	06/20/01	\$162,950	1450	0	7	1963	4	10890	N	N	2814 H ST SE
8	734965	0020	09/12/00	\$199,950	1450	770	7	1999	3	6017	N	N	2708 Z ST SE
8	734966	0070	04/03/01	\$223,500	1450	770	7	1999	3	15192	N	N	2828 V CT SE
8	950090	0060	06/19/01	\$215,680	1460	300	7	1956	4	12823	N	N	1435 25TH ST SE
8	714080	0340	03/28/00	\$178,500	1490	1300	7	1967	4	7262	N	N	2610 M ST SE
8	788900	0200	05/21/01	\$165,000	1490	0	7	1958	4	9145	N	N	2604 T ST SE
8	714060	0170	04/16/01	\$167,500	1500	0	7	1957	4	9380	N	N	1005 21ST ST SE
8	983540	0060	09/26/00	\$175,000	1500	0	7	1991	3	8474	N	N	3411 OLYMPIC ST SE
8	734520	0270	05/29/01	\$154,900	1540	0	7	1968	4	7650	N	N	1901 37TH ST SE
8	734520	0460	11/03/00	\$159,450	1550	0	7	1968	3	6200	N	N	1701 36TH ST SE

8	734520	0550	10/02/00	\$159,950	1550	0	7	1968	4	8400	N	N	1913 36TH ST SE
8	144610	0160	09/21/00	\$152,000	1570	0	7	1978	3	7816	N	N	2822 L PL SE
8	638200	0060	03/14/00	\$159,500	1570	0	7	1959	4	11550	N	N	1509 G ST SE
8	240460	0005	05/12/00	\$127,500	1600	0	7	1962	3	7146	N	N	1130 12TH ST SE

Verified Improved Sales Available to Develop the Valuation Model

Area 28

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8	447200	0110	06/21/00	\$219,999	1600	1080	7	1996	3	6031	N	N	921 23RD PL SE
8	734962	0220	05/08/01	\$199,950	1600	0	7	1998	3	6000	N	N	2302 27TH ST SE
8	734965	0240	04/24/00	\$190,000	1600	0	7	1998	3	8939	N	N	2203 FOREST RIDGE DR SE
8	734965	0490	12/01/00	\$199,950	1600	0	7	1998	3	7500	N	N	2310 FOREST RIDGE DR SE
8	734966	0100	12/20/01	\$204,000	1600	0	7	1999	3	17322	N	N	2835 V CT SE
8	138860	0120	02/14/01	\$185,000	1610	0	7	1989	3	7929	N	N	810 23RD ST SE
8	208700	0050	04/07/00	\$179,900	1610	0	7	1990	3	8758	N	N	2811 I ST SE
8	711600	0245	06/16/00	\$129,950	1620	0	7	1960	3	7880	N	N	915 8TH ST SE
8	711600	0255	06/16/00	\$129,950	1620	0	7	1961	3	7758	N	N	911 8TH ST SE
8	950090	0265	02/15/01	\$163,900	1630	0	7	1957	4	10530	N	N	1240 23RD ST SE
8	138860	0090	05/10/01	\$183,000	1650	0	7	1990	3	6788	N	N	801 23RD ST SE
8	734520	0210	07/24/00	\$170,000	1660	0	7	1969	3	7000	N	N	3501 V ST SE
8	910750	0045	10/09/00	\$142,000	1670	0	7	1959	3	8800	N	N	1315 21ST ST SE
8	192105	9137	01/18/01	\$159,500	1680	0	7	1948	3	13503	N	N	1320 21ST ST SE
8	208700	0100	03/28/00	\$180,000	1680	0	7	1990	3	7979	N	N	2818 I ST SE
8	734520	0080	06/15/00	\$159,950	1680	0	7	1968	3	8640	N	N	1802 36TH ST SE
8	447200	0150	07/18/01	\$190,950	1700	0	7	1996	3	6133	N	N	929 23RD PL SE
8	734965	0340	12/19/01	\$229,950	1710	350	7	1999	3	7741	N	N	2122 FOREST RIDGE DR SE
8	950090	0400	04/18/01	\$165,000	1710	0	7	1958	4	11275	N	N	1410 22ND ST SE
8	734965	0110	02/22/01	\$210,000	1720	770	7	1998	3	7622	N	N	2717 Z ST SE
8	734965	0410	02/14/00	\$189,500	1720	0	7	1998	3	7927	N	N	2220 FOREST RIDGE DR SE
8	788910	0020	06/13/00	\$178,000	1720	0	7	1968	4	8550	N	N	2805 R PL SE
8	539820	0060	09/22/00	\$180,000	1730	0	7	2000	3	7547	N	N	1218 D PL SE
8	447200	0170	02/25/00	\$180,500	1750	0	7	1998	3	6182	N	N	933 23RD PL SE
8	447200	0180	08/08/01	\$206,000	1750	0	7	1998	3	6002	N	N	935 23RD ST SE
8	539820	0030	06/28/01	\$202,500	1780	0	7	2001	3	6102	N	N	410 12TH ST SE
8	539820	0050	09/26/00	\$210,000	1800	0	7	2000	3	6997	N	N	1214 D PL SE
8	539820	0080	02/05/01	\$210,000	1800	0	7	2000	3	7895	N	N	1310 D PL SE
8	539820	0010	12/19/00	\$210,000	1810	0	7	2001	3	7979	N	N	1204 D PL SE
8	539820	0090	12/19/00	\$210,000	1810	0	7	2000	3	6006	N	N	1314 D PL SE
8	240460	0040	11/08/00	\$244,000	1820	0	7	1965	3	14501	N	N	1309 M ST SE
8	539820	0020	05/29/01	\$202,000	1830	0	7	2000	3	6002	N	N	404 12TH ST SE

8	539820	0070	12/14/00	\$210,000	1830	0	7	2000	3	6441	N	N	1307 D PL SE
8	208700	0110	02/25/00	\$184,000	1850	0	7	1990	3	9031	N	N	2814 I ST SE

Verified Improved Sales Available to Develop the Valuation Model

Area 28

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8	983540	0020	10/05/01	\$213,000	1900	0	7	1991	3	7151	N	N	1418 33RD ST SE
8	302105	9132	07/11/00	\$185,000	1930	0	7	1992	3	25283	N	N	1220 37TH AV SE
8	542240	0180	07/24/01	\$179,950	1950	0	7	1980	3	7407	N	N	1901 C ST SE
8	950090	0040	08/17/01	\$182,550	1950	0	7	1957	4	11205	N	N	1335 25TH ST SE
8	788910	0030	04/24/00	\$177,000	1960	0	7	1968	4	8550	N	N	2807 R PL SE
8	734962	0050	03/22/00	\$203,750	1970	0	7	1997	3	10066	N	N	2613 W CT SE
8	192105	9213	06/09/00	\$180,000	2030	0	7	1958	4	10200	N	N	1505 25TH ST SE
8	025510	0340	02/14/00	\$169,500	2040	0	7	1966	4	7914	N	N	3414 PIKE ST SE
8	734966	0160	03/12/01	\$199,000	2100	0	7	1999	3	6875	N	N	2807 V CT SE
8	734961	0070	06/20/00	\$192,500	2110	0	7	1997	3	13409	N	N	2613 RIVERWALK DR SE
8	734961	0160	09/18/01	\$227,500	2110	0	7	1997	3	6965	N	N	2601 V CT SE
8	734962	0030	06/18/01	\$220,000	2115	0	7	1998	3	6234	N	N	2105 27TH ST SE
8	542240	0010	01/03/00	\$168,870	2120	0	7	1980	3	7611	N	N	1701 C ST SE
8	734965	0370	05/10/00	\$220,000	2120	0	7	1998	3	11019	N	N	2132 FOREST RIDGE DR SE
8	542240	0110	10/25/01	\$187,500	2210	0	7	1984	3	8592	N	N	1825 C PL SE
8	539820	0100	09/25/00	\$228,117	2230	0	7	2000	3	8007	N	N	1318 D PL SE
8	302105	9079	04/28/00	\$175,000	2390	0	7	1990	3	8549	N	N	1321 29TH ST SE
8	533631	0090	07/11/00	\$197,950	2390	0	7	1987	3	8396	N	N	209 21ST PL SE
8	734965	0290	12/18/01	\$220,990	2410	0	7	1998	3	7037	N	N	2111 FOREST RIDGE DR SE
8	734531	0060	03/13/01	\$199,999	2460	0	7	2001	3	9715	N	N	1302 31ST ST SE
8	422340	0010	03/23/01	\$177,600	2480	0	7	1975	3	10147	N	N	718 19TH ST SE
8	734964	0100	04/12/00	\$212,000	2530	0	7	1998	3	6000	N	N	2302 28TH CT SE
8	734531	0070	02/17/00	\$232,000	2750	0	7	1999	3	9716	N	N	1302 31ST ST SE
8	711650	0920	04/12/00	\$220,000	2860	0	7	1978	4	5682	N	N	606 5TH ST SE
8	542240	0250	07/26/00	\$210,000	2880	0	7	2000	3	9867	N	N	1914 C ST SE
8	192105	9309	06/14/00	\$155,000	1380	0	8	1951	4	16530	N	N	555 12TH ST SE
8	638200	0035	07/12/01	\$176,000	1440	0	8	1962	4	11550	N	N	1407 G ST SE
8	447200	0210	03/20/00	\$215,000	1510	670	8	1999	3	6437	N	N	2201 K ST SE
8	711650	0810	05/30/01	\$170,000	1760	0	8	1959	3	8230	N	N	702 6TH ST SE
8	192105	9346	04/20/00	\$205,000	1820	0	8	1991	3	12100	N	N	812 24TH ST SE

8	447200	0030	03/07/01	\$209,950	1820	0	8	1995	3	6000	N	N	905 23RD PL SE
8	779400	0080	07/24/00	\$187,000	1880	0	8	1991	3	6925	N	N	3512 OLYMPIC ST SE
8	779400	0170	08/17/01	\$192,500	1900	0	8	1991	3	6991	N	N	1440 33RD ST SE
8	192105	9125	08/02/01	\$280,000	2510	660	8	1951	5	23100	N	N	840 21ST ST SE

Verified Improved Sales Available to Develop the Valuation Model

Area 28

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
10	212105	9074	07/27/00	\$100,000	580	0	5	1942	3	16525	N	N	4017 AUBURN WY S
10	352105	9008	08/09/01	\$279,900	1910	0	5	1900	3	234788	Y	N	15016 SE 368TH PL
10	142410	0020	04/06/01	\$148,500	1080	0	6	1947	4	10556	N	N	3206 20TH ST SE
10	272105	9073	04/28/00	\$140,000	1180	0	6	1942	4	17424	N	N	5726 AUBURN WY S
10	780621	0160	02/21/01	\$173,950	1000	910	7	1977	3	12600	N	N	2401 17TH ST SE
10	780621	0250	06/27/00	\$170,000	1000	920	7	1977	4	9350	N	N	2446 17TH DR SE
10	142410	0030	11/10/00	\$187,000	1010	400	7	1984	4	9420	N	N	3212 20TH ST SE
10	259900	0040	04/25/00	\$130,000	1010	0	7	1961	3	10500	N	N	2840 22ND ST SE
10	259900	0510	08/27/01	\$183,500	1010	1010	7	1962	4	9450	N	N	1735 DOGWOOD DR SE
10	366800	1270	10/19/01	\$160,000	1040	0	7	1983	3	9112	N	N	6025 35TH PL SE
10	259900	0910	07/21/00	\$127,000	1070	0	7	1961	4	8050	N	N	2040 ELM ST SE
10	259900	0290	05/02/00	\$132,000	1090	0	7	1962	4	8625	N	N	2025 HEMLOCK ST SE
10	259920	0680	04/24/01	\$163,500	1090	0	7	1962	4	11200	N	N	1920 19TH PL SE
10	259900	1230	05/22/00	\$129,950	1100	0	7	1961	3	11200	N	N	1930 FIR ST SE
10	366800	0530	04/27/00	\$142,950	1110	0	7	1986	3	7200	N	N	6102 36TH ST SE
10	272105	9129	11/01/00	\$185,000	1130	1100	7	1966	3	21780	N	N	36466 AUBURN-ENUMCLAW RD SE
10	366800	0130	07/06/00	\$136,950	1160	0	7	1987	3	6800	N	N	5918 37TH CT SE
10	259920	0550	08/09/01	\$162,600	1170	0	7	1964	4	10925	N	N	1730 HEMLOCK DR
10	774950	0510	06/27/00	\$159,000	1170	0	7	1968	4	8250	N	N	1413 GINKGO ST SE
10	780621	0040	06/26/01	\$189,000	1170	930	7	1977	3	8280	N	N	2621 17TH ST SE
10	780621	0270	03/08/01	\$169,950	1170	890	7	1977	3	9350	N	N	2458 17TH DR SE
10	780621	0320	02/05/01	\$152,500	1170	0	7	1977	4	7905	N	N	2610 17TH ST SE
10	780621	0330	02/01/00	\$170,000	1170	930	7	1977	3	7905	N	N	2614 17TH ST SE
10	780621	0380	04/08/00	\$163,450	1170	890	7	1977	3	6400	N	N	2402 17TH ST SE
10	774950	0150	08/09/00	\$159,900	1180	0	7	1975	4	8000	N	N	2902 SCENIC DR
10	366800	0090	06/18/01	\$159,500	1190	0	7	1986	3	7480	N	N	5820 37TH ST SE
10	184320	0040	01/09/01	\$113,500	1200	0	7	1978	3	1934	N	N	2907 27TH PL SE
10	184320	0070	02/22/00	\$117,000	1200	0	7	1978	3	1898	N	N	2917 27TH ST SE
10	259900	1190	02/23/00	\$137,000	1210	0	7	1961	3	8000	N	N	3015 21ST ST SE
10	366800	0980	08/23/00	\$164,000	1210	520	7	1986	3	6300	N	N	6202 35TH WY SE
10	272105	9184	09/01/00	\$160,000	1220	0	7	1982	3	54450	N	N	36639 148TH AV SE
10	366800	0150	09/20/01	\$159,500	1220	0	7	1986	3	7200	N	N	6002 37TH CT SE

10	366800	1170	02/25/00	\$166,700	1220	590	7	1981	3	8200	N	N	6201 35TH WY SE
10	366800	1180	11/27/00	\$179,000	1220	920	7	1983	3	6750	N	N	3408 ORCHARD ST SE

Verified Improved Sales Available to Develop the Valuation Model

Area 28

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
10	131350	0080	05/08/00	\$149,950	1240	0	7	1976	3	7200	N	N	5801 37TH ST SE
10	774950	1170	08/14/00	\$163,950	1280	0	7	1975	3	9350	N	N	1301 ELM ST SE
10	212105	9138	06/27/01	\$185,000	1290	500	7	1981	3	14685	N	N	3311 21ST ST SE
10	030400	0270	07/27/01	\$167,700	1300	0	7	1962	4	8800	N	N	2625 25TH ST SE
10	030400	0610	07/24/00	\$160,000	1300	0	7	1962	4	8575	N	N	2530 25TH ST SE
10	272105	9054	07/30/01	\$185,000	1300	1100	7	1981	3	14810	N	N	5703 AUBURN WY S
10	366800	0570	06/07/00	\$148,000	1300	0	7	1986	3	6800	N	N	6126 36TH ST SE
10	030400	0040	03/14/00	\$144,000	1330	0	7	1961	4	8800	N	N	2730 24TH ST SE
10	259900	1780	09/24/01	\$180,000	1330	720	7	1962	4	9040	N	N	3005 17TH ST SE
10	184320	0060	05/21/01	\$122,000	1360	0	7	1978	3	1898	N	N	2915 27TH ST SE
10	184320	0130	10/10/00	\$117,500	1360	0	7	1978	3	1775	N	N	2610 FIR ST SE
10	366800	1330	04/11/01	\$176,500	1370	0	7	1986	3	8500	N	N	6001 35TH WY SE
10	202105	9058	07/23/01	\$183,000	1390	0	7	1981	4	36590	N	N	2802 AUBURN-BLACK DIAMOND RD
10	259900	1110	03/30/00	\$129,000	1390	0	7	1961	3	8400	N	N	2035 FIR ST SE
10	780621	0050	12/21/01	\$176,000	1390	0	7	1977	4	8556	N	N	2615 17TH ST SE
10	184320	0080	04/19/00	\$122,250	1400	0	7	1978	3	1934	N	N	2919 27TH ST SE
10	184320	0290	05/30/00	\$144,950	1400	0	7	1978	3	1898	N	N	3002 28TH ST SE
10	184320	0310	09/19/00	\$149,500	1400	0	7	1978	3	1934	N	N	3006 28TH ST SE
10	366800	0610	03/01/01	\$172,900	1410	0	7	1987	3	6500	N	N	3607 ORCHARD ST SE
10	774950	0500	07/12/01	\$170,000	1410	0	7	1968	4	8800	N	N	1421 GINKGO ST SE
10	366800	0420	10/10/00	\$189,950	1420	1020	7	1986	3	10625	N	N	3519 ORCHARD PL SE
10	366800	0440	03/10/00	\$202,350	1420	980	7	1986	3	10050	N	N	3523 ORCHARD PL SE
10	366800	1050	11/29/01	\$227,000	1440	1200	7	1984	3	7125	N	N	6310 35TH WY SE
10	259900	0110	10/10/00	\$147,000	1450	0	7	1961	4	10500	N	N	3030 22ND ST SE
10	259920	0350	11/08/01	\$169,000	1450	0	7	1963	4	10350	N	N	3255 16TH ST SE
10	259900	1450	10/27/00	\$148,500	1460	0	7	1962	3	7920	N	N	2940 17TH ST SE
10	281500	0070	12/22/00	\$170,000	1460	0	7	1982	3	11645	N	N	2134 116TH AV SE
10	366800	0330	05/30/00	\$184,950	1460	700	7	1986	3	8700	N	N	6116 35TH WY SE
10	259900	0410	11/28/00	\$185,300	1480	0	7	1961	4	7840	N	N	2025 DOGWOOD DR SE
10	780620	0220	05/29/01	\$174,900	1480	0	7	1975	3	13680	N	N	2615 SKYWAY LN
10	272105	9164	11/28/00	\$245,000	1490	0	7	1955	5	162282	N	N	36229 148TH AV SE
10	774950	1270	07/05/00	\$149,000	1490	0	7	1974	3	9460	N	N	1512 DOGWOOD ST SE

10	262105	9051	04/28/00	\$215,000	1500	600	7	1959	3	29108	Y	N	16104 SE 368TH ST
10	131350	0140	03/20/01	\$162,000	1520	0	7	1976	3	8400	N	N	3506 LEMON TREE LN

Verified Improved Sales Available to Develop the Valuation Model

Area 28

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
10	366800	0940	08/29/00	\$163,000	1520	0	7	1987	3	6825	N	N	3538 ORCHARD ST SE
10	774950	0720	05/18/01	\$174,950	1530	0	7	1968	4	8800	N	N	3014 15TH ST SE
10	774950	1030	10/17/01	\$173,000	1530	0	7	1975	3	10140	N	N	1501 FIR ST SE
10	131350	0270	07/27/00	\$156,000	1550	0	7	1977	4	7220	N	N	3636 ACADEMY DR SE
10	259900	0170	03/20/01	\$172,990	1560	0	7	1961	4	8625	N	N	2120 GINKGO ST SE
10	259900	1630	03/10/00	\$155,000	1600	0	7	1962	3	8800	N	N	1805 ELM ST SE
10	774950	0780	04/21/00	\$179,200	1600	0	7	1968	4	8400	N	N	1426 GINKGO ST SE
10	366800	0280	05/22/01	\$181,000	1610	0	7	1988	3	7373	N	N	6008 35TH WY SE
10	774950	1160	12/26/01	\$189,500	1610	0	7	1970	4	9350	N	N	1311 ELM ST SE
10	774950	1160	07/19/00	\$166,500	1610	0	7	1970	4	9350	N	N	1311 ELM ST SE
10	272105	9101	07/25/00	\$149,950	1630	0	7	1952	4	32234	N	N	5303 AUBURN WY S
10	780620	0140	01/10/00	\$192,000	1650	0	7	1961	4	15000	N	N	2730 SKYWAY LN
10	332105	9037	09/19/00	\$279,000	1730	0	7	1963	4	209088	N	N	3880 53RD ST SE
10	780620	0230	11/28/00	\$187,500	1920	0	7	1975	4	16300	N	N	2625 SKYWAY LN
10	352105	9085	08/10/00	\$290,000	1940	0	7	1960	4	405979	Y	N	37521 156TH AV SE
10	774950	0320	01/17/01	\$177,500	2160	0	7	1969	3	9408	N	N	2933 14TH ST SE
10	332105	9060	11/08/01	\$320,000	2430	800	7	1987	3	216493	N	N	4702 55TH ST SE
10	352105	9124	04/25/00	\$288,000	2550	0	7	1993	3	217800	Y	N	38334 AUBURN-ENUMCLAW RD SE
10	774950	0920	10/24/01	\$180,000	1150	450	8	1976	4	9975	N	N	2814 SKYWAY PL
10	259750	0400	12/18/00	\$164,950	1170	0	8	1967	4	8532	N	N	2810 ALPINE ST SE
10	259750	0800	09/07/00	\$154,000	1170	0	8	1967	4	11500	N	N	2614 ALPINE PL SE
10	259750	0670	10/26/00	\$149,000	1180	0	8	1967	4	8170	N	N	2720 ALPINE DR SE
10	413705	0030	05/22/00	\$194,450	1190	700	8	1990	3	9305	N	N	714 47TH ST SE
10	413702	0130	12/29/00	\$182,950	1290	450	8	1988	3	11094	N	N	5615 HAZEL AV SE
10	413687	0030	01/25/00	\$217,950	1410	730	8	1996	3	12016	N	N	5107 NATHAN LOOP SE
10	413705	0040	08/18/00	\$204,000	1430	800	8	1990	3	8265	N	N	710 47TH ST SE
10	774950	0210	04/26/01	\$169,950	1440	0	8	1970	4	9296	N	N	3008 SCENIC DR
10	774950	0210	06/21/00	\$159,950	1440	0	8	1970	4	9296	N	N	3008 SCENIC DR
10	259750	0470	06/21/01	\$190,000	1450	0	8	1966	4	10800	N	N	2740 ALPINE DR SE
10	774950	0100	03/28/01	\$229,612	1450	750	8	1969	4	24124	Y	N	3029 SCENIC DR
10	774950	1040	09/26/00	\$192,000	1450	670	8	1975	4	10140	N	N	1507 FIR ST SE
10	774950	1100	07/22/01	\$197,900	1450	360	8	1974	4	8800	N	N	1435 ELM ST SE

10	413694	0020	03/23/00	\$178,500	1470	0	8	1996	3	6273	N	N	615 53RD ST SE
10	602930	0080	04/30/01	\$174,950	1470	0	8	1981	3	15200	N	N	3630 SCENIC DR

Verified Improved Sales Available to Develop the Valuation Model

Area 28

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
10	413702	0500	07/19/01	\$218,000	1480	470	8	1987	3	11246	N	N	907 54TH ST SE
10	413690	0310	10/19/00	\$185,950	1490	0	8	1997	3	7738	N	N	5417 QUINCY AV SE
10	602930	0010	06/07/01	\$219,900	1490	430	8	1980	3	8983	N	N	3505 SCENIC DR
10	602930	0110	05/25/00	\$175,000	1510	0	8	1983	3	12391	N	N	3530 SCENIC DR
10	413695	0010	07/31/00	\$181,000	1540	0	8	1998	3	12822	N	N	502 47TH ST SE
10	413706	0090	11/27/00	\$219,950	1550	550	8	1994	3	9024	N	N	5406 HIGHLAND DR SE
10	413689	0490	08/08/00	\$195,000	1560	0	8	1998	3	8816	N	N	5101 PERRY DR SE
10	602930	0040	06/26/01	\$229,500	1560	360	8	1980	3	7758	N	N	3535 SCENIC DR
10	413690	0220	09/14/00	\$194,950	1570	0	8	1997	3	9920	N	N	5302 QUINCY AV SE
10	030360	0030	03/23/01	\$199,000	1590	0	8	1990	3	12553	N	N	3409 21ST ST SE
10	413702	0650	05/11/01	\$187,000	1630	0	8	1988	3	9002	N	N	5512 LAKELAND HILLS WY SE
10	413702	0400	06/20/01	\$196,500	1650	0	8	1988	3	11666	N	N	5520 JAMES AV SE
10	413702	0490	07/06/01	\$194,150	1650	0	8	1988	3	13330	N	N	5402 JAMES AV SE
10	413701	0230	04/26/01	\$230,000	1660	1500	8	1990	3	8400	N	N	809 52ND ST SE
10	413704	0280	03/27/01	\$218,000	1660	940	8	1990	3	11296	N	N	1157 57TH DR SE
10	413700	0330	06/30/00	\$190,000	1670	0	8	1985	3	8771	N	N	5040 MILL POND LOOP
10	413688	0450	11/01/00	\$202,000	1680	0	8	1995	3	6512	N	N	5603 EVERGREEN LP SE
10	413688	0040	08/20/01	\$232,000	1690	880	8	1996	3	8153	N	N	1611 55TH CT SE
10	259920	0140	08/16/00	\$245,000	1720	1050	8	1979	3	17876	Y	N	3325 SCENIC DR
10	413688	0140	08/11/00	\$219,500	1720	0	8	1998	3	7264	N	N	1621 56TH CT SE
10	413702	0620	11/15/01	\$197,825	1720	0	8	1988	3	8713	N	N	5426 LAKELAND HILLS WY SE
10	413702	0660	06/05/00	\$200,000	1720	0	8	1988	3	8080	N	N	5518 LAKELAND HILLS WY SE
10	774950	0050	08/08/00	\$221,500	1720	1000	8	1975	3	12636	N	N	2939 SCENIC DR
10	413706	0020	12/15/00	\$233,500	1740	910	8	1995	3	14068	Y	N	5501 KENNEDY AV SE
10	413706	0020	04/14/00	\$229,000	1740	910	8	1995	3	14068	Y	N	5501 KENNEDY AV SE
10	413702	0140	08/23/01	\$188,900	1750	0	8	1989	3	11074	N	N	5621 HAZEL AV SE
10	780930	0130	07/21/00	\$280,000	1820	400	8	1977	3	85813	Y	N	37311 174TH AV SE
10	413701	0390	09/26/00	\$196,950	1830	0	8	1989	3	11026	N	N	901 51ST ST SE
10	413702	0070	06/26/00	\$189,950	1830	0	8	1988	3	9007	N	N	5419 LAKELAND HILLS WY SE
10	413702	0730	08/23/01	\$199,000	1830	0	8	1988	3	10744	N	N	5427 JAMES PL SE
10	413689	0030	07/11/00	\$206,500	1840	0	8	1998	3	9078	N	N	4911 HIGHLAND CT SE
10	413704	0120	01/26/01	\$206,950	1850	0	8	1990	3	8887	N	N	1132 57TH PL SE

10	413688	0430	06/29/00	\$200,000	1860	0	8	1995	3	7018	N	N	5607 EVERGREEN LP SE
10	413689	0020	06/01/01	\$210,000	1860	0	8	1998	3	8160	N	N	4915 HIGHLAND CT SE

Verified Improved Sales Available to Develop the Valuation Model

Area 28

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
10	413689	0410	05/04/00	\$198,000	1860	0	8	1998	3	6869	N	N	5121 PERRY DR SE
10	366800	0630	02/22/01	\$184,950	1870	0	8	1987	3	8190	N	N	3611 ORCHARD ST SE
10	413690	0040	09/25/01	\$217,000	1880	0	8	1998	3	7490	N	N	5219 QUINCY AV SE
10	272105	9154	09/20/01	\$204,000	1900	0	8	1974	4	12632	N	N	5617 AUBURN WY S
10	413687	0460	02/19/00	\$217,500	1900	0	8	1997	3	6702	N	N	5215 MARSHAL AV SE
10	413701	0550	06/26/01	\$218,000	1900	0	8	1990	3	18778	N	N	925 48TH WY SE
10	413707	0160	07/26/01	\$219,950	1900	0	8	1994	3	7353	N	N	5025 NATHAN AV SE
10	413687	0330	04/26/01	\$226,500	1910	0	8	1998	3	6773	N	N	5302 MARSHAL AV SE
10	413700	0840	07/20/00	\$189,949	1910	0	8	1989	3	8705	N	N	711 53RD ST SE
10	774950	1120	02/16/01	\$183,000	1910	0	8	1974	4	8800	N	N	1421 ELM ST SE
10	413688	0360	11/26/01	\$225,000	1930	0	8	1995	3	10329	N	N	1331 57TH DR SE
10	413702	0680	06/13/01	\$217,500	1930	0	8	1988	3	10250	N	N	5602 LAKELAND HILLS WY SE
10	413690	0170	08/29/00	\$225,000	1940	0	8	1998	3	7820	Y	N	5204 QUINCY AV SE
10	413695	0020	05/25/00	\$200,000	1940	0	8	1998	3	18082	N	N	5002 LAKELAND HILLS WY SE
10	413695	0120	11/26/01	\$228,500	1940	0	8	1997	3	6626	N	N	5224 FRANCIS CT SE
10	413694	0070	08/16/00	\$196,000	1944	0	8	1996	3	6179	N	N	612 53RD ST SE
10	413703	0050	01/03/00	\$204,950	1950	0	8	1988	3	11734	N	N	4713 MILL POND DR
10	413700	0040	05/16/00	\$218,500	1960	960	8	1985	3	7500	N	N	4825 MILL POND LOOP
10	413702	0370	10/18/01	\$203,500	1970	0	8	1988	3	9066	N	N	5629 LAKELAND HILLS WY SE
10	413687	0020	01/02/01	\$249,500	1980	680	8	1996	3	6978	N	N	5105 NATHAN LOOP SE
10	413706	0080	11/07/00	\$205,000	1980	0	8	1994	3	9470	N	N	5402 HIGHLAND DR SE
10	413707	0030	11/13/00	\$205,000	1980	0	8	1994	3	6608	N	N	1310 49TH ST SE
10	413694	0050	10/12/01	\$224,950	1990	0	8	1996	3	6749	N	N	702 53RD ST SE
10	413694	0080	10/23/01	\$221,990	1990	0	8	1996	3	8106	N	N	606 53RD ST SE
10	413707	0740	12/18/00	\$219,950	1990	0	8	1996	3	7703	N	N	5410 OLIVE AV SE
10	413702	0310	11/15/01	\$225,000	2000	0	8	1988	3	9951	N	N	5523 LAKELAND HILLS WY SE
10	413700	0130	08/16/01	\$220,600	2020	0	8	1986	3	7917	Y	N	5001 MILL POND LOOP
10	413702	0630	09/26/00	\$197,000	2020	0	8	1988	3	7510	N	N	5502 LAKELAND HILLS WY SE
10	259920	0760	10/23/01	\$220,000	2030	0	8	1962	3	12000	N	N	3410 SCENIC DR
10	413690	0030	02/02/00	\$198,000	2030	0	8	1997	3	6870	N	N	1519 53RD ST SE
10	413700	0450	09/22/00	\$205,000	2030	0	8	1985	3	7506	N	N	4908 MILL POND LOOP
10	413707	0730	05/23/01	\$214,950	2050	0	8	1995	3	7453	N	N	5619 HIGHLAND DR SE

10	413687	0350	03/12/01	\$222,950	2060	0	8	1998	3	6225	N	N	5208 MARSHAL AV SE
10	413689	0050	06/08/00	\$197,000	2060	0	8	1998	3	12898	N	N	4901 HIGHLAND CT SE

Verified Improved Sales Available to Develop the Valuation Model

Area 28

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
10	413701	0600	07/21/00	\$250,000	2060	580	8	1999	3	16814	Y	N	4614 KENNEDY AV SE
10	413707	0430	08/22/01	\$235,000	2060	0	8	1994	3	7778	N	N	5112 NATHAN AV SE
10	352105	9003	07/19/01	\$360,000	2070	2070	8	1976	3	214750	Y	N	37016 156TH AV SE
10	413702	0580	02/22/01	\$212,000	2080	0	8	1986	3	7945	N	N	5402 MILL POND DR
10	413687	0370	08/24/01	\$234,000	2110	0	8	1998	3	6621	N	N	1314 52ND ST SE
10	413707	0220	10/19/00	\$223,000	2110	0	8	1993	3	6009	N	N	5215 NATHAN AV SE
10	259750	0740	05/08/01	\$205,000	2130	0	8	1968	4	6750	N	N	2626 ALPINE PL SE
10	413687	0280	02/16/00	\$209,300	2130	0	8	1998	3	6635	N	N	5411 NATHAN LOOP SE
10	413687	0640	10/17/00	\$219,950	2130	0	8	1997	3	6786	N	N	5114 NATHAN LOOP SE
10	413688	0390	05/04/01	\$229,950	2140	0	8	1995	3	6510	N	N	5621 EVERGREEN LP SE
10	413700	0810	06/20/01	\$224,950	2150	0	8	1990	3	9463	N	N	5103 MILL POND DR
10	413707	0320	08/14/00	\$223,000	2150	0	8	1994	3	7038	N	N	5328 NATHAN AV SE
10	413688	0090	06/28/01	\$239,950	2160	0	8	1996	3	8013	N	N	1602 55TH CT SE
10	413707	0870	05/10/00	\$219,950	2160	0	8	1995	3	6499	N	N	5110 OLIVE AV SE
10	413700	0750	11/10/00	\$210,000	2170	0	8	1985	3	10143	N	N	4925 MILL POND DR
10	413707	0290	01/08/01	\$226,200	2170	0	8	1994	3	7699	N	N	5414 NATHAN AV SE
10	413700	0440	06/23/01	\$217,500	2180	0	8	1985	3	7198	N	N	4916 MILL POND LOOP
10	413707	0110	08/04/00	\$222,000	2180	0	8	1994	3	7757	N	N	5002 HIGHLAND DR SE
10	413707	0960	12/18/01	\$220,000	2180	0	8	1994	3	7982	N	N	4812 MARSHAL AV SE
10	413707	0960	03/21/01	\$207,000	2180	0	8	1994	3	7982	N	N	4812 MARSHAL AV SE
10	413692	0090	03/06/00	\$217,950	2190	0	8	1999	3	10902	N	N	1202 49TH ST SE
10	413707	0500	02/16/01	\$219,000	2190	0	8	1995	3	6510	N	N	5131 OLIVE AV SE
10	413707	0640	08/23/00	\$228,500	2190	0	8	1996	3	6911	N	N	5317 OLIVE AV SE
10	413707	0830	02/20/01	\$222,500	2190	0	8	1995	3	7904	N	N	5132 PERRY AV SE
10	413687	0240	09/22/00	\$220,855	2230	0	8	1996	3	7446	N	N	5403 NATHAN LOOP SE
10	342105	9040	02/13/01	\$412,000	2270	0	8	1985	3	222156	N	N	5502 DUNCAN AV SE
10	413688	0280	07/17/01	\$244,950	2280	0	8	1996	3	6509	N	N	5622 EVERGREEN LP SE
10	322105	9036	11/19/01	\$371,340	2300	1330	8	1979	3	43560	N	N	2971 53RD ST SE
10	413687	0300	04/24/00	\$219,000	2310	0	8	1996	3	6481	N	N	5408 NATHAN LOOP SE
10	413688	0480	04/24/00	\$239,950	2310	0	8	1995	3	9622	N	N	1522 55TH CT SE
10	413687	0510	08/03/00	\$230,000	2330	0	8	1996	3	7393	N	N	5404 NATHAN LOOP SE
10	413689	0440	03/19/01	\$253,000	2400	0	8	1998	3	11039	N	N	5113 PERRY DR SE

10	413700	0190	08/27/01	\$226,000	2400	0	8	1986	3	8276	N	N	5117 MILL POND LOOP
10	413702	0320	08/23/01	\$202,900	2400	0	8	1988	3	8400	N	N	5601 LAKELAND HILLS WY SE

Verified Improved Sales Available to Develop the Valuation Model

Area 28

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
10	413706	0470	06/20/01	\$238,500	2400	0	8	1994	3	8511	N	N	1206 57TH DR SE
10	413706	0420	01/10/00	\$210,000	2410	0	8	1994	3	9406	N	N	1306 57TH DR SE
10	413687	0310	09/25/00	\$236,950	2420	0	8	1996	3	6635	N	N	5314 MARSHAL AV SE
10	413706	0330	04/11/00	\$226,996	2430	0	8	1994	3	8378	N	N	1223 57TH DR SE
10	413707	0950	05/17/01	\$267,000	2470	0	8	1994	3	12849	N	N	1315 49TH ST SE
10	413688	0030	04/30/01	\$266,000	2480	0	8	1996	3	9167	N	N	1607 55TH CT SE
10	413688	0100	10/19/01	\$261,950	2500	0	8	1996	3	7696	N	N	1601 56TH CT SE
10	413707	0770	06/05/00	\$241,500	2510	0	8	1995	3	6986	N	N	5330 OLIVE AV SE
10	413687	0550	05/30/01	\$234,000	2520	0	8	1996	3	6797	N	N	5230 NATHAN LOOP SE
10	413707	0780	06/19/01	\$259,000	2570	0	8	1995	3	7332	N	N	5324 OLIVE AV SE
10	780930	0030	01/10/00	\$300,000	2570	0	8	1993	3	49658	Y	N	17515 SE 373RD ST
10	413688	0070	06/23/01	\$258,975	2580	0	8	1996	3	10574	N	N	1612 55TH CT SE
10	413689	0450	09/14/00	\$255,000	2650	0	8	1998	3	9103	N	N	5111 PERRY DR SE
10	413707	0790	07/20/00	\$256,160	2660	0	8	1995	3	7270	N	N	5318 OLIVE AV SE
10	413706	0230	11/15/01	\$263,500	2680	0	8	1995	3	7687	N	N	5429 HIGHLAND DR SE
10	413688	0300	09/27/00	\$249,950	2710	0	8	1996	3	6841	N	N	1336 57TH DR SE
10	774950	0490	07/26/01	\$197,000	2960	0	8	1968	4	8800	N	N	3031 15TH ST SE
10	259750	0180	04/21/00	\$193,950	3070	0	8	1965	4	9020	N	N	2735 26TH ST SE
10	774950	0560	11/26/01	\$212,900	3080	0	8	1969	4	15000	N	N	3006 14TH ST SE
10	259750	0080	05/22/00	\$221,000	3310	0	8	1968	4	9460	N	N	2505 26TH ST SE
10	259750	0790	03/27/01	\$195,800	3420	0	8	1967	4	10450	N	N	2616 ALPINE PL SE
10	413693	0620	02/05/01	\$244,500	1880	0	9	1998	3	8484	Y	N	5502 ELIZABETH LOOP SE
10	413692	0010	07/18/01	\$245,000	1920	0	9	1996	3	8607	N	N	1101 48TH CT SE
10	104350	0050	11/01/01	\$405,000	2230	0	9	1996	3	216057	N	N	4210 47TH ST SE
10	413693	0260	10/05/01	\$267,000	2310	0	9	1998	3	6617	N	N	5534 ELIZABETH AV SE
10	413706	0060	04/05/01	\$349,990	2330	860	9	1996	3	16795	Y	N	5335 HIGHLAND DR SE
10	413693	0030	12/26/01	\$300,000	2500	0	9	1999	3	11310	N	N	511 55TH WY SE
10	413693	0240	04/02/00	\$280,325	2500	0	9	1998	3	10127	N	N	5610 ELIZABETH AV SE
10	413693	0090	05/01/00	\$296,330	2520	0	9	1999	3	10878	N	N	5407 ELIZABETH AV SE
10	413693	0560	06/26/00	\$287,500	2530	0	9	1998	3	7090	Y	N	5528 ELIZABETH LOOP SE
10	413693	0320	03/27/00	\$288,735	2580	0	9	1999	3	7501	N	N	5515 ELIZABETH LOOP SE
10	413693	0300	05/24/00	\$284,830	2600	0	9	1999	3	7984	N	N	5501 ELIZABETH LOOP SE

10	413693	0350	05/02/00	\$285,830	2600	0	9	1999	3	6426	N	N	5533 ELIZABETH LOOP SE
10	413693	0520	02/14/00	\$290,930	2600	0	9	2000	3	6638	N	N	5612 ELIZABETH LOOP SE

Verified Improved Sales Available to Develop the Valuation Model

Area 28

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
10	413693	0430	03/15/00	\$287,555	2620	0	9	1999	3	7257	N	N	5634 ELIZABETH LOOP SE
10	413692	0030	03/01/00	\$258,000	2670	0	9	1996	3	10026	N	N	1115 48TH CT SE
10	413693	0550	10/04/01	\$300,000	2680	0	9	1998	3	6700	Y	N	5532 ELIZABETH LOOP SE
10	413693	0610	09/11/00	\$332,000	2710	870	9	1998	3	7125	Y	N	5506 ELIZABETH LOOP SE
10	413692	0020	05/30/01	\$279,950	2780	0	9	1996	3	9404	N	N	1109 48TH CT SE
10	413693	0340	04/07/00	\$308,850	2900	0	9	1999	3	6426	N	N	5529 ELIZABETH LOOP SE
10	413693	0370	05/02/00	\$308,850	2900	0	9	1999	3	6355	N	N	5609 ELIZABETH LOOP SE
10	413693	0440	05/15/00	\$307,275	3050	0	9	1999	3	7478	N	N	5632 ELIZABETH LOOP SE
10	413693	0420	03/20/00	\$306,250	3080	0	9	1999	3	7288	N	N	5636 ELIZABETH LOOP SE
10	413693	0380	03/09/00	\$346,430	3440	0	9	1999	3	9602	N	N	5619 ELIZABETH LOOP SE
11	391550	0095	09/15/00	\$ 46,500	480	0	3	1927	2	4658	N	N	410 L PL SE
11	001600	0480	09/24/01	\$ 99,000	680	0	4	1947	4	4480	N	N	27 R ST NE
11	733540	0200	09/27/01	\$128,000	680	0	5	1921	5	6696	N	N	308 L PL SE
11	214980	0222	05/17/01	\$105,000	730	0	5	1949	3	8850	N	N	406 M ST SE
11	869910	0520	11/27/00	\$ 98,000	770	0	5	1913	4	3279	N	N	616 4TH ST SE
11	869910	0095	05/23/01	\$133,000	820	0	5	1923	5	5288	N	N	305 H ST SE
11	869910	0230	10/25/00	\$ 90,000	820	0	5	1917	3	5750	N	N	208 F ST SE
11	001600	0520	03/09/01	\$160,000	940	130	5	1924	4	6720	N	N	30 PIKE ST NE
11	869910	0331	10/26/00	\$118,000	960	0	5	1919	3	3825	N	N	515 E ST SE
11	869860	0115	09/27/00	\$127,000	1090	0	5	1941	3	5250	N	N	126 F ST SE
11	869910	0551	06/06/00	\$ 90,000	1250	0	5	1913	2	4220	N	N	716 4TH ST SE
11	548570	0055	10/04/01	\$140,000	1270	0	5	1922	4	7245	N	N	15 L PL SE
11	634700	0005	01/26/01	\$109,000	1360	0	5	1900	2	6105	N	N	403 D ST SE
11	172105	9063	08/29/01	\$117,000	1400	0	5	1926	4	15867	N	N	1602 AUBURN-BLACK DIAMOND RD
11	120200	0135	12/13/00	\$127,900	800	100	6	1927	4	3200	N	N	302 I ST SE
11	214980	0211	12/07/00	\$104,950	880	0	6	1949	3	8850	N	N	324 M ST SE
11	733800	0170	05/17/01	\$120,000	900	0	6	1983	4	4200	N	N	1126 30TH ST NE
11	733800	0560	01/09/01	\$114,990	900	0	6	1985	3	3813	N	N	3109 M ST NE
11	733800	0710	03/07/01	\$114,950	900	0	6	1985	3	4897	N	N	1110 31ST ST NE
11	733800	1020	06/12/01	\$117,950	900	0	6	1983	3	3978	N	N	3010 K ST NE
11	733800	1100	12/18/01	\$120,000	900	0	6	1983	3	3919	N	N	3112 K ST NE
11	120200	0215	07/31/01	\$124,000	910	0	6	1941	3	4543	N	N	307 J ST SE

11	613160	0145	08/04/01	\$129,900	910	0	6	1954	3	8316	N	N	1001 16TH ST NE
11	613160	0185	09/04/01	\$139,000	910	0	6	1954	4	8316	N	N	932 17TH ST NE

Verified Improved Sales Available to Develop the Valuation Model

Area 28

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
11	869910	0355	03/08/01	\$163,000	920	0	6	1912	5	6000	N	N	222 E ST SE
11	120200	0160	02/22/00	\$129,990	940	0	6	1949	4	4800	N	N	316 I ST SE
11	548620	0020	06/26/00	\$118,800	940	0	6	1927	4	6717	N	N	28 L PL SE
11	172105	9067	08/28/01	\$136,266	960	0	6	1941	3	19166	N	N	150 R ST SE
11	606160	0020	06/07/00	\$138,000	960	0	6	1955	5	6552	N	N	1331 16TH ST NE
11	182105	9108	01/10/01	\$120,000	980	0	6	1927	4	6239	N	N	210 L PL SE
11	182105	9111	03/28/00	\$127,900	980	0	6	1920	3	7924	N	N	816 4TH ST SE
11	215400	0099	11/26/01	\$152,499	980	0	6	1983	3	10458	N	N	306 T ST SE
11	869910	0125	05/14/01	\$110,000	980	0	6	1912	4	5659	N	N	212 G ST SE
11	001600	0415	09/06/01	\$127,000	990	0	6	1954	4	4480	N	N	102 O ST NE
11	869860	0320	10/26/01	\$131,550	990	0	6	1910	4	5515	N	N	115 H ST SE
11	120200	0180	06/21/01	\$130,000	1000	0	6	1941	4	3888	N	N	319 J ST SE
11	214980	0363	04/18/00	\$114,950	1010	0	6	1958	3	7218	N	N	343 R ST SE
11	391550	0045	04/25/00	\$128,000	1010	0	6	1920	3	8300	N	N	1004 4TH ST SE
11	613160	0125	10/04/00	\$147,995	1020	0	6	1954	4	8316	N	N	1101 16TH ST NE
11	804120	0035	10/25/00	\$139,600	1050	0	6	1952	4	6000	N	N	811 12TH ST NE
11	001600	0395	02/14/01	\$134,950	1060	0	6	1947	3	5989	N	N	14 O ST NE
11	001600	0015	07/10/01	\$149,950	1070	0	6	1985	3	6599	N	N	317 R ST NE
11	733800	0400	06/20/00	\$120,000	1070	0	6	1985	4	3749	N	N	3020 M PL NE
11	733800	0770	11/02/00	\$125,000	1070	0	6	1983	4	4500	N	N	1117 30TH ST NE
11	733800	0940	05/13/01	\$120,900	1070	0	6	1985	3	4275	N	N	1010 31ST ST NE
11	182105	9104	07/21/01	\$139,950	1090	0	6	1917	4	6699	N	N	814 4TH ST SE
11	172105	9118	07/24/01	\$145,000	1120	0	6	1950	4	14810	N	N	321 T ST SE
11	182105	9134	05/17/00	\$112,575	1120	0	6	1921	4	7226	N	N	203 M ST SE
11	182105	9183	01/25/01	\$131,000	1120	0	6	1942	2	7350	N	N	526 M ST NE
11	733540	0390	12/28/00	\$180,000	1120	1120	6	1911	5	6405	N	N	912 2ND ST SE
11	869860	0290	09/22/00	\$137,000	1130	0	6	1922	4	5750	N	N	17 H ST SE
11	001600	0210	06/27/01	\$149,950	1150	0	6	1943	4	6600	N	N	223 PIKE ST NE
11	733800	0250	01/24/00	\$115,000	1150	0	6	1983	3	3640	N	N	1211 30TH ST NE
11	733800	0700	08/22/00	\$127,000	1150	0	6	1986	4	8419	N	N	3018 M ST NE
11	733800	0930	08/21/01	\$144,000	1150	0	6	1985	3	5117	N	N	1012 31ST ST NE
11	120200	0190	01/29/01	\$129,950	1160	0	6	1941	4	4694	N	N	315 J ST SE

11	120200	0190	04/17/00	\$104,000	1160	0	6	1941	4	4694	N	N	315 J ST SE
11	733800	0020	09/21/01	\$148,400	1230	0	6	1982	4	5200	N	N	922 30TH ST NE

Verified Improved Sales Available to Develop the Valuation Model

Area 28

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
11	869910	0225	09/25/00	\$155,000	1230	0	6	1923	4	5750	N	N	202 F ST SE
11	885765	0390	04/13/01	\$156,000	1230	0	6	1993	3	6768	N	N	2002 4TH ST SE
11	214980	0095	04/16/01	\$170,500	1250	0	6	1946	4	10825	N	N	1426 E MAIN ST
11	214980	0095	11/28/00	\$159,987	1250	0	6	1946	4	10825	N	N	1426 E MAIN ST
11	885765	0190	09/20/00	\$149,900	1250	0	6	1993	3	6800	N	N	408 U ST SE
11	391550	0115	03/28/01	\$138,950	1270	0	6	1962	4	5341	N	N	1120 4TH ST SE
11	733800	0210	11/28/00	\$131,000	1280	0	6	1983	4	4186	N	N	1212 30TH ST NE
11	733800	0270	08/14/00	\$128,000	1280	0	6	1983	4	3640	N	N	1203 30TH ST NE
11	733800	0470	05/11/00	\$126,000	1280	0	6	1985	3	3784	N	N	1223 31ST ST NE
11	733800	0570	05/23/01	\$146,082	1280	0	6	1985	4	5033	N	N	3103 M ST NE
11	733800	0850	08/11/00	\$129,950	1280	0	6	1985	4	4366	N	N	3102 L ST NE
11	733800	0870	08/28/01	\$143,500	1280	0	6	1985	3	3734	N	N	3108 L ST NE
11	733800	1110	11/28/00	\$128,990	1280	0	6	1983	4	3928	N	N	3111 K ST NE
11	733800	1140	02/25/00	\$122,600	1280	0	6	1983	3	4210	N	N	3101 K ST NE
11	733800	1210	07/07/00	\$133,500	1280	0	6	1982	4	4000	N	N	923 30TH ST NE
11	613160	0020	01/09/01	\$130,000	1300	0	6	1955	3	11487	N	N	1425 M ST NE
11	172105	9140	07/01/01	\$157,950	1320	250	6	1912	3	11400	N	N	1713 E MAIN ST
11	733800	0450	03/29/00	\$100,000	1350	0	6	1985	3	4765	N	N	3103 M PL NE
11	333990	0166	06/08/01	\$144,000	1360	0	6	1930	3	10560	N	N	917 8TH ST NE
11	264800	0150	04/30/01	\$123,500	1370	0	6	1944	3	6875	N	N	305 M ST NE
11	264800	0160	03/27/01	\$113,500	1370	0	6	1944	3	7500	N	N	1214 4TH ST NE
11	391550	0011	08/24/00	\$142,000	1400	0	6	1950	3	9429	N	N	916 4TH ST SE
11	214980	0341	11/28/00	\$185,000	1450	0	6	1955	4	10800	N	N	1520 3RD ST SE
11	949920	0090	08/23/01	\$175,310	1460	0	6	1920	4	6600	N	N	102 N ST NE
11	613160	0080	08/03/01	\$168,000	1500	0	6	1954	4	8316	N	N	1012 16TH ST NE
11	215400	0065	05/21/01	\$194,990	1520	0	6	1910	4	35218	N	N	10221 SE 330TH ST
11	182105	9151	02/16/01	\$140,000	1550	0	6	1942	4	6951	N	N	130 L PL SE
11	869910	0080	11/21/01	\$148,500	1820	0	6	1913	4	5450	N	N	223 H ST SE
11	214980	0281	09/08/00	\$138,000	1830	0	6	1981	3	7000	N	N	1326 3RD ST SE
11	869910	0240	12/21/01	\$207,000	2160	1080	6	1950	3	5750	N	N	218 F ST SE
11	214980	0221	05/24/00	\$149,700	2484	0	6	1993	4	7712	N	N	418 M ST SE
11	392040	0055	11/07/01	\$122,000	830	0	7	1942	3	4860	N	N	219 R ST SE

11	321720	0050	06/19/00	\$130,000	920	0	7	1954	4	8220	N	N	1107 11TH ST NE
11	214980	0134	09/20/00	\$130,000	930	0	7	1954	4	4842	N	N	200 PIKE ST SE

Verified Improved Sales Available to Develop the Valuation Model

Area 28

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
11	289110	0490	06/05/01	\$149,950	930	0	7	1969	4	6000	N		1909 RIVERVIEW DR
11	264800	0087	09/26/01	\$169,000	1010	240	7	1936	4	7272	N		441 K ST NE
11	289100	0560	11/15/01	\$155,000	1010	0	7	1967	3	6496	N		1516 21ST ST NE
11	333990	1173	07/26/01	\$147,500	1010	0	7	1959	3	7000	N		1316 K ST NE
11	869910	0470	06/29/00	\$135,000	1020	0	7	1950	3	5474	N		224 D ST SE
11	214980	0200	06/28/01	\$125,000	1040	0	7	1957	3	6016	N		212 M ST SE
11	289110	0330	11/22/00	\$153,500	1040	0	7	1969	4	7387	N		1813 RIVERVIEW DR
11	733190	0220	10/15/01	\$161,594	1040	0	7	1960	5	7985	N		1705 6TH ST NE
11	264800	0142	07/21/00	\$131,400	1050	0	7	1958	3	4500	N		409 M ST NE
11	374760	0130	02/28/00	\$133,000	1050	100	7	1931	4	4032	N		124 I ST SE
11	120200	0105	07/24/01	\$180,000	1060	0	7	1924	5	4800	N		210 I ST SE
11	289110	0600	03/21/01	\$164,500	1070	360	7	1975	3	6000	N		1912 20TH ST NE
11	733190	0040	10/09/01	\$183,500	1070	1070	7	1961	4	8557	N		1609 7TH ST NE
11	289100	0110	12/13/00	\$159,000	1080	0	7	1967	4	6000	N		1522 22ND ST NE
11	100800	0030	06/26/00	\$144,900	1090	0	7	1952	3	6225	N		1604 1ST ST SE
11	182105	9229	06/14/01	\$126,000	1090	0	7	1955	3	9600	N		628 H ST NE
11	289100	0010	01/10/01	\$159,950	1090	450	7	1975	3	8034	N		2121 PIKE ST NE
11	374760	0140	03/16/01	\$155,000	1090	0	7	1923	5	5680	N		126 I ST SE
11	734940	0190	02/12/01	\$152,500	1090	500	7	1977	4	7500	N		1521 RIVERVIEW DR
11	289110	0320	02/15/01	\$155,500	1120	510	7	1976	4	7840	N		2002 19TH DR NE
11	869910	0380	03/21/01	\$125,000	1120	0	7	1921	4	6000	N		318 E ST SE
11	100800	0015	10/17/01	\$163,500	1130	0	7	1953	3	9435	N		1602 MAIN ST
11	289100	0540	01/14/00	\$144,500	1130	0	7	1967	4	6000	N		2018 PIKE ST NE
11	289110	0880	03/23/00	\$147,500	1140	0	7	1969	4	8296	N		1714 20TH ST NE
11	869910	0360	09/27/00	\$150,000	1144	0	7	1921	3	6000	N		226 E ST SE
11	172105	9275	05/21/00	\$148,000	1160	0	7	1991	3	6627	N		217 S ST SE
11	182105	9083	02/20/01	\$138,000	1160	0	7	1924	3	6396	N		123 M ST SE
11	188750	0060	11/16/01	\$149,950	1160	0	7	1962	4	6648	N		11 PIKE ST SE
11	264800	0245	08/28/01	\$136,000	1160	0	7	1944	3	5500	N		1111 3RD ST NE
11	374600	0010	11/10/00	\$137,000	1160	0	7	1960	4	6400	N		1301 17TH ST NE
11	734940	0150	12/18/01	\$189,700	1160	380	7	1977	4	7500	N		1541 RIVERVIEW DR
11	734940	0550	04/23/01	\$190,450	1160	380	7	1977	3	10500	Y		1602 RIVERVIEW DR

11	869860	0400	06/26/01	\$170,000	1180	0	7	1934	4	5061	N	N	130 H ST SE
11	734940	0280	02/12/01	\$180,000	1190	420	7	1977	3	20866	N	N	1443 14TH ST NE

Verified Improved Sales Available to Develop the Valuation Model

Area 28

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
11	889290	0220	05/07/01	\$163,000	1190	0	7	1998	3	6529	N	N	3802 I PL NE
11	266280	0020	02/06/01	\$175,000	1200	400	7	1988	3	6394	N	N	645 I PL NE
11	289100	0090	08/22/01	\$165,500	1200	0	7	1967	4	8330	N	N	1508 22ND ST NE
11	289100	0240	06/27/00	\$144,000	1200	0	7	1968	4	6076	N	N	1808 22ND ST NE
11	289100	0280	02/24/00	\$127,000	1200	0	7	1968	3	6076	N	N	1908 22ND ST NE
11	519860	0005	07/24/01	\$166,500	1200	0	7	1958	3	7800	N	N	1301 6TH PL NE
11	214980	0117	04/17/00	\$159,880	1210	0	7	1989	3	7200	N	N	15 R ST SE
11	613800	0080	11/22/00	\$159,950	1210	460	7	1954	4	10600	N	N	811 10TH ST NE
11	214980	0220	03/03/00	\$129,900	1230	0	7	1978	3	9558	N	N	414 M ST SE
11	392040	0030	08/28/01	\$150,000	1230	0	7	1947	4	7102	N	N	109 R ST SE
11	439920	0155	10/10/01	\$170,000	1230	0	7	1957	4	9750	N	N	1403 10TH ST NE
11	606160	0050	05/09/01	\$164,950	1240	0	7	1983	3	7632	N	N	1502 N ST NE
11	333990	0868	07/20/01	\$157,000	1250	0	7	1957	4	15250	N	N	1022 12TH ST NE
11	374760	0110	05/23/01	\$192,000	1250	120	7	1925	5	5680	N	N	102 I ST SE
11	609010	0230	02/27/01	\$176,500	1250	900	7	1955	3	7680	N	N	418 N ST NE
11	675010	0035	06/02/00	\$145,000	1250	0	7	1957	4	8140	N	N	220 O ST SE
11	439920	0090	07/09/01	\$166,000	1270	0	7	1967	4	9706	N	N	1402 13TH ST NE
11	172105	9134	06/28/01	\$208,500	1280	1280	7	1916	4	10454	N	N	10021 SE 328TH ST
11	289100	0210	06/05/01	\$155,000	1290	0	7	1968	4	6000	N	N	1720 22ND ST NE
11	172105	9052	08/24/00	\$175,500	1300	0	7	1927	4	14810	N	N	109 T ST SE
11	439920	0195	06/07/00	\$157,850	1300	0	7	1956	4	10125	N	N	1308 10TH ST NE
11	029318	0080	04/12/00	\$174,000	1310	0	7	2000	3	7809	N	N	2024 3RD CT SE
11	439920	0060	04/25/01	\$176,660	1310	0	7	1962	4	9706	N	N	1301 12TH ST NE
11	609010	0100	04/26/01	\$198,000	1310	910	7	1952	3	6600	N	N	501 PIKE ST NE
11	609010	0100	04/22/00	\$180,000	1310	910	7	1952	3	6600	N	N	501 PIKE ST NE
11	182105	9240	03/08/01	\$162,000	1320	0	7	1955	4	7405	N	N	501 N ST NE
11	264800	0820	11/16/01	\$156,000	1320	0	7	1951	3	6300	N	N	15 K ST NE
11	609010	0020	04/11/00	\$154,900	1320	0	7	1968	3	13350	N	N	501 R ST NE
11	613800	0065	07/17/00	\$144,000	1320	0	7	1954	3	10600	N	N	803 10TH ST NE
11	889290	0190	06/27/00	\$156,000	1330	0	7	1998	3	12651	N	N	3808 I PL NE
11	029318	0020	05/01/00	\$170,000	1340	0	7	2000	3	6412	N	N	302 V ST SE
11	029318	0040	11/14/00	\$171,000	1340	0	7	2000	3	6100	N	N	2008 3RD CT SE

11	029318	0050	12/08/00	\$169,950	1340	0	7	2000	3	6005	N	N	2012 3RD CT SE
11	215400	0087	08/14/01	\$174,950	1340	0	7	2001	3	6103	N	N	1912 3RD CT SE

Verified Improved Sales Available to Develop the Valuation Model

Area 28

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
11	029318	0070	06/26/00	\$177,000	1360	0	7	2000	3	14405	N	N	2020 3RD CT SE
11	215400	0088	07/19/01	\$176,000	1360	0	7	2001	3	6830	N	N	1906 3RD CT SE
11	439921	0090	06/14/00	\$171,000	1360	300	7	1976	3	15200	N	N	917 PIKE ST NE
11	264800	0044	04/10/01	\$145,000	1370	480	7	1955	3	4892	N	N	1120 5TH ST NE
11	733190	0400	10/01/01	\$174,950	1370	0	7	1960	3	8800	N	N	1605 5TH ST NE
11	333990	0690	11/14/01	\$175,000	1380	0	7	1953	4	11210	N	N	820 12TH ST NE
11	439920	0210	11/03/00	\$169,000	1380	0	7	1957	3	10875	N	N	1412 10TH ST NE
11	100800	0050	11/17/00	\$145,950	1390	0	7	1959	4	7300	N	N	1708 1ST ST SE
11	182105	9234	06/30/00	\$133,000	1390	0	7	1952	3	7840	N	N	1207 6TH ST NE
11	869810	0065	02/14/00	\$170,000	1390	800	7	1907	3	6000	N	N	126 D ST SE
11	182105	9076	09/05/00	\$141,000	1400	0	7	1951	3	7840	N	N	402 M ST NE
11	182105	9295	09/28/00	\$158,950	1400	0	7	1970	4	17859	N	N	714 I ST NE
11	215400	0085	08/21/01	\$175,000	1400	0	7	2001	3	6026	N	N	1924 3RD CT SE
11	172105	9046	06/27/00	\$147,950	1410	0	7	1959	4	8276	N	N	1701 1ST ST SE
11	289110	0060	06/21/00	\$146,000	1410	0	7	1968	3	6000	N	N	1909 PIKE ST NE
11	889290	0130	04/16/01	\$165,000	1410	0	7	1998	3	7968	N	N	3820 I PL NE
11	889290	0170	09/20/00	\$162,000	1410	0	7	1998	3	8489	N	N	3812 I PL NE
11	001600	0160	09/12/00	\$155,000	1420	0	7	1950	4	6930	N	N	319 PIKE ST NE
11	029318	0030	02/25/00	\$171,000	1420	0	7	2000	3	6560	N	N	2004 3RD CT SE
11	029318	0060	07/06/01	\$177,000	1420	0	7	2000	3	6751	N	N	2016 3RD CT SE
11	029318	0060	05/18/00	\$171,000	1420	0	7	2000	3	6751	N	N	2016 3RD CT SE
11	215400	0086	06/06/01	\$178,000	1420	0	7	2001	3	6009	N	N	1918 3RD CT SE
11	289110	0860	12/14/01	\$169,000	1420	0	7	1969	3	8662	N	N	1706 20TH ST NE
11	100800	0035	11/28/01	\$152,500	1440	0	7	1952	3	6300	N	N	1606 1ST ST SE
11	289100	0220	02/26/01	\$140,000	1440	0	7	1968	3	5880	N	N	1728 22ND ST NE
11	733540	0400	08/28/00	\$182,000	1440	0	7	1966	3	13405	N	N	214 J ST SE
11	098200	0035	01/15/01	\$190,000	1470	510	7	1946	4	10640	N	N	222 J ST NE
11	289100	0400	01/30/01	\$160,000	1470	0	7	1968	3	6000	N	N	1705 21ST ST NE
11	606160	0090	08/22/00	\$163,000	1480	0	7	1979	5	6725	N	N	1301 14TH ST NE
11	733190	0260	10/18/01	\$167,000	1490	0	7	1960	3	9350	N	N	1605 6TH ST NE
11	333990	0950	07/07/00	\$163,450	1500	0	7	1961	4	7800	N	N	1203 10TH ST NE
11	322490	0080	10/18/01	\$185,000	1510	0	7	1973	4	7469	N	N	6 R PL NE

11	214980	0010	10/27/00	\$154,900	1530	0	7	1937	5	9100	N	N	106 M ST SE
11	182105	9109	02/21/01	\$169,000	1540	0	7	1963	4	10018	N	N	220 M ST NE

Verified Improved Sales Available to Develop the Valuation Model

Area 28

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
11	734940	0430	10/27/00	\$199,950	1540	0	7	1977	3	8625	N	Y	1424 RIVERVIEW DR
11	172105	9147	11/05/01	\$165,000	1550	0	7	1992	3	5662	N	N	1713 4TH ST SE
11	289110	0690	03/16/01	\$162,250	1570	0	7	1976	4	6120	N	N	1717 20TH ST NE
11	322480	0225	05/07/01	\$171,750	1570	0	7	1957	3	8738	N	N	1702 2ND ST NE
11	098200	0030	02/17/00	\$174,950	1600	0	7	1948	4	10675	N	N	214 J ST NE
11	333990	1121	07/18/00	\$174,500	1600	0	7	1958	4	11200	N	N	1315 M ST NE
11	289110	0460	01/13/00	\$150,000	1620	0	7	1969	4	6600	N	N	2005 RIVERVIEW DR
11	172105	9252	08/07/01	\$190,000	1650	0	7	1984	3	17152	N	N	1701 4TH ST NE
11	182105	9152	09/17/01	\$194,500	1660	0	7	1944	4	13175	N	N	501 H ST NE
11	322490	0070	06/04/01	\$214,420	1670	730	7	1969	3	8910	N	N	12 R ST NE
11	869860	0055	07/25/01	\$167,500	1680	0	7	1910	5	5756	N	N	111 F ST SE
11	172105	9122	07/13/00	\$217,000	1700	670	7	1948	5	30224	N	N	1803 4TH ST NE
11	733190	0440	12/04/01	\$194,950	1710	0	7	1959	4	8770	N	N	1606 5TH ST NE
11	869910	0345	02/14/00	\$159,900	1750	0	7	1924	4	6000	N	N	214 E ST SE
11	182105	9224	05/16/01	\$184,000	1770	0	7	1952	3	15260	N	N	905 5TH ST NE
11	333990	1122	09/25/01	\$168,000	1800	0	7	1956	3	11200	N	N	1305 M ST NE
11	734940	0700	08/27/01	\$243,500	1800	0	7	1977	3	10336	N	Y	1808 RIVERVIEW DR
11	675010	0040	08/21/01	\$171,450	1810	0	7	1958	3	8140	N	N	226 O ST SE
11	393990	0035	01/20/00	\$162,000	1850	0	7	1951	3	5733	N	N	516 N ST NE
11	172105	9057	01/10/00	\$139,000	1870	0	7	1933	3	9147	N	N	300 R ST SE
11	289170	0050	07/26/01	\$150,000	1910	0	7	1968	3	6500	N	N	2301 M ST NE
11	609010	0035	05/09/01	\$189,999	1920	0	7	1978	3	10560	N	N	409 R ST NE
11	734940	0350	12/06/00	\$259,000	1940	0	7	1977	4	10541	N	Y	1226 PIKE ST NE
11	182105	9190	04/30/01	\$289,000	1960	0	7	1978	3	14759	N	N	526 7TH ST NE
11	182105	9161	04/27/00	\$199,950	2010	150	7	1953	3	15500	N	N	525 H ST NE
11	322480	0200	05/31/00	\$184,950	2010	0	7	1961	4	9284	N	N	207 T ST NE
11	356630	0040	06/23/00	\$188,450	2020	0	7	1977	4	9000	N	N	1429 14TH ST NE
11	734940	0610	03/06/01	\$219,000	2050	0	7	1978	3	12750	N	Y	1630 RIVERVIEW DR
11	869810	0100	04/11/01	\$193,900	2050	0	7	1912	3	6000	N	N	101 E ST SE
11	215400	0047	03/31/00	\$202,000	2070	0	7	1950	4	41427	N	N	10418 SE 330TH ST
11	001600	0065	05/19/00	\$172,278	2100	840	7	1969	3	6105	N	N	207 R ST NE
11	000100	0094	12/15/00	\$189,500	2240	0	7	1934	5	10824	N	N	1412 I ST NE

11	540900	0110	05/25/01	\$280,500	3560	0	7	1989	3	14010	N	N	1019 18TH ST NE
11	214980	0125	10/26/01	\$159,900	1170	100	8	1942	4	7380	N	N	229 R ST SE

Verified Improved Sales Available to Develop the Valuation Model

Area 28

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
11	609010	0160	07/06/01	\$230,000	1390	510	8	1950	4	6600	N	N	506 O ST NE
11	734940	0390	05/07/01	\$290,000	1540	1080	8	1977	4	13500	N	Y	1314 PIKE ST NE
11	392040	0010	02/22/01	\$200,000	1610	0	8	1946	4	9706	N	N	101 R ST SE
11	609010	0065	01/04/00	\$164,000	1700	0	8	1958	4	10120	N	N	504 PIKE ST NE
11	869910	0290	02/14/01	\$209,950	1710	0	8	1913	4	8364	N	N	211 F ST SE
11	609010	0005	09/12/01	\$228,950	1850	420	8	1947	3	17290	N	N	525 R ST NE
11	439922	0010	12/05/00	\$260,000	1920	0	8	1991	3	15222	N	Y	920 PIKE PL NE
11	182105	9180	04/07/00	\$210,000	2020	0	8	1999	3	11918	N	N	431 H ST NE
11	172105	9115	11/13/00	\$284,000	2120	0	8	1990	3	15170	N	Y	32540 104TH PL SE
11	333990	0085	08/22/01	\$229,000	2130	0	8	1951	4	15000	N	N	1202 10TH ST NE
11	609010	0180	09/08/00	\$205,000	2320	0	8	1981	4	8320	N	N	505 O ST NE
11	172105	9213	06/18/01	\$274,000	2470	0	8	1978	4	19437	N	Y	22 RIVERVIEW DR
11	172105	9209	09/09/01	\$300,000	2150	0	9	1975	4	15817	N	Y	104 RIVERVIEW DR

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 99.7%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2001 and 2002 Ratio Analysis charts included in this report.

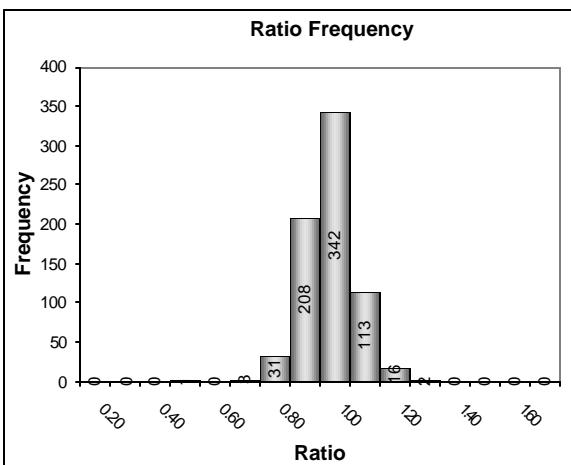
The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2002 assessment year (taxes payable in 2003) results in an average total change from the 2001 assessments of +6.7%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

2001 Improved Parcel Ratio Analysis

District/Team: SW Crew / Team 3	Lien Date: 01/01/2001	Date of Report: 6/24/2002	Sales Dates: 1/2000 - 12/2001
Area 28 - Auburn	Apprl TGUN	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 716 Mean Assessed Value 164,700 Mean Sales Price 176,600 Standard Deviation AV 45,720 Standard Deviation SP 46,912			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.934 Median Ratio 0.934 Weighted Mean Ratio 0.933			
UNIFORMITY			
Lowest ratio 0.487 Highest ratio: 1.260 Coefficient of Dispersion 6.75% Standard Deviation 0.083 Coefficient of Variation 8.90%			
Price Related Differential (PRD) 1.002			
RELIABILITY			
95% Confidence: Median Lower limit 0.927 Upper limit 0.940			
95% Confidence: Mean Lower limit 0.928 Upper limit 0.940			
SAMPLE SIZE EVALUATION			
N (population size) 6244 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.083 Recommended minimum: 11			
Actual sample size: 716			
Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 359 # ratios above mean: 357 Z: 0.075 Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			

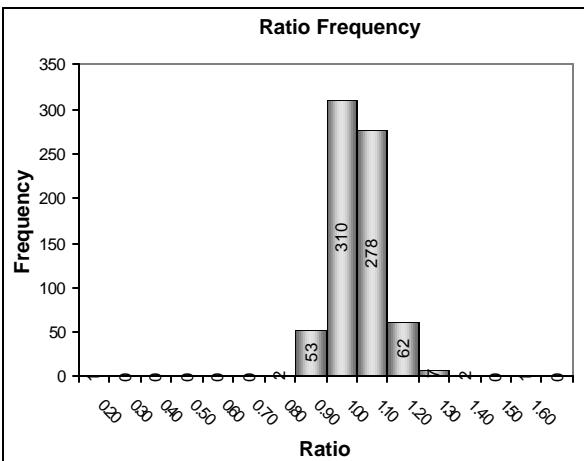


COMMENTS:

Single Family Residences throughout area 28

2002 Improved Parcel Ratio Analysis

District/Team: SW / Team 3	Lien Date: 01/01/2002	Date of Report: 6/24/2002	Sales Dates: 1/2000 - 12/2001
Area 28 - Auburn	Apprl TGUN	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)			
Mean Assessed Value	176,000		
Mean Sales Price	176,600		
Standard Deviation AV	45,003		
Standard Deviation SP	46,912		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.003		
Median Ratio	0.998		
Weighted Mean Ratio	0.997		
UNIFORMITY			
Lowest ratio	0.000		
Highest ratio:	1.507		
Coefficient of Dispersion	6.09%		
Standard Deviation	0.087		
Coefficient of Variation	8.66%		
Price Related Differential (PRD)	1.006		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.992		
Upper limit	1.006		
95% Confidence: Mean			
Lower limit	0.996		
Upper limit	1.009		
SAMPLE SIZE EVALUATION			
N (population size)	6244		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.087		
Recommended minimum:	12		
Actual sample size:	716		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	376		
# ratios above mean:	340		
Z:	1.345		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

Single Family Residences throughout area 28

Both assessment level and uniformity have been improved by application of the recommended values.

Area 28 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is .997.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
5 and below	36	0.925	1.035	11.9%	0.991	1.079
6	143	0.925	0.994	7.5%	0.979	1.009
7	353	0.929	0.999	7.6%	0.990	1.009
8	160	0.939	0.989	5.3%	0.979	0.999
9	24	0.957	0.996	4.0%	0.978	1.013
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1950	137	0.906	1.007	11.1%	0.989	1.024
1951-1960	117	0.918	0.998	8.6%	0.983	1.012
1961-1970	119	0.921	1.003	9.0%	0.989	1.018
1981-1990	103	0.945	1.003	6.1%	0.988	1.017
1971-1980	66	0.936	0.970	3.6%	0.935	1.006
1991-2002	174	0.952	0.993	4.3%	0.985	1.001
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Fair	5	0.978	0.943	-3.6%	0.809	1.077
Average	425	0.944	0.995	5.3%	0.986	1.003
Good	263	0.920	1.000	8.6%	0.990	1.010
Very Good	23	0.821	1.005	22.4%	0.966	1.043
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	462	0.923	0.998	8.2%	0.991	1.006
1.5	61	0.931	0.996	6.9%	0.972	1.019
2+	193	0.951	0.994	4.4%	0.980	1.007

Area 28 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is .997.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0-1200	213	0.912	1.001	9.7%	0.989	1.013	
1201-1400	148	0.938	1.002	6.8%	0.983	1.020	
1401-1600	106	0.925	0.989	6.9%	0.976	1.003	
1601-1800	60	0.925	1.003	8.4%	0.984	1.022	
1801-2000	65	0.938	0.995	6.1%	0.978	1.012	
2001-2500	87	0.955	0.992	4.0%	0.978	1.007	
2501-3000	29	0.950	0.987	3.8%	0.966	1.008	
3001-7500	8	0.970	0.998	2.8%	0.901	1.094	
View Y/N		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	698	0.931	0.996	7.0%	0.990	1.003	
Y	18	0.984	1.006	2.2%	0.969	1.043	
Wft Y/N		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	698	0.931	0.996	7.0%	0.990	1.003	
Y	18	0.984	1.006	2.2%	0.969	1.043	
Sub		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
8	232	0.922	0.998	8.3%	0.987	1.008	
10	247	0.949	0.993	4.7%	0.982	1.004	
11	237	0.922	1.001	8.5%	0.990	1.012	
Lot Size		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0-5000	63	0.927	1.013	9.2%	0.974	1.051	
5001-8000	317	0.931	0.994	6.8%	0.986	1.002	
8001-12000	246	0.931	0.997	7.1%	0.987	1.007	
12001-16000	46	0.942	0.996	5.7%	0.971	1.022	
16001-20000	18	0.930	0.994	6.8%	0.963	1.024	
20001-43559	14	0.957	1.004	4.9%	0.963	1.045	
1 - 10 acres	12	0.951	0.990	4.1%	0.899	1.080	

Mobile Home Data

Scope of Data

There are 120 parcels in area 28 that are improved with mobile homes and 15 sales were used in the valuation. Sales used were from 1/1/2000 to 12/31/2001. A list of sales used and a summary of assessed value to sales ratio data is included in this report.

Model Development, Description and Conclusions

A market adjusted cost approach was used to appraise mobile homes. Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel was field reviewed and a value was selected based on general and specific data pertaining to the parcel, the neighborhood, and the market.

Application of the market adjusted cost approach results in a slight decrease in the assessment level for mobile homes of 95.6% to 93.7% and an improvement in the coefficient of variation of 11.30% to 9.94%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented in the 2001 and 2002 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values for mobile homes, as indicated by the appropriate model or method.

Application of these recommended values for the 2002 assessment year (taxes payable in 2003) results in an average total change from the 2001 assessments of 1.5%. This is due to upward market changes over time and the previous assessment level.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

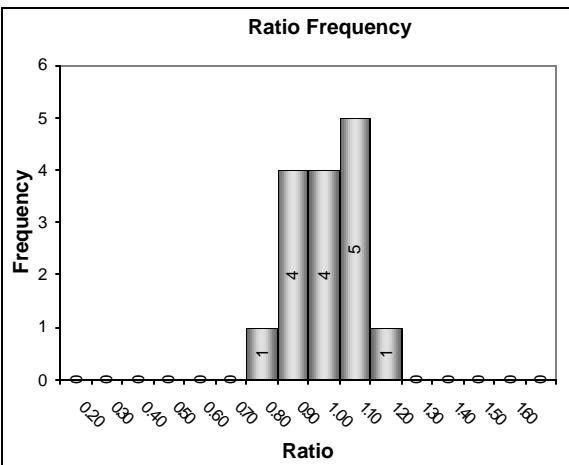
Verified Mobile Home Sales Available to Develop the Valuation Model

Area 28

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
008	302105	9338	12/26/2000	\$144,500	9,812	N	N
008	787740	0135	10/24/2000	\$123,100	11,348	N	N
010	012005	9089	12/5/2000	\$218,000	166,399	N	N
011	215400	0098	10/20/2000	\$137,500	7,753	N	N
011	215400	0126	12/20/2000	\$151,000	7,059	N	N
011	885765	0120	12/27/2000	\$140,000	6,984	N	N
011	885765	0160	1/19/2001	\$152,450	7,839	N	N
011	885765	0180	7/17/2001	\$159,950	10,830	N	N
011	885765	0210	8/24/2000	\$129,995	6,719	N	N
011	885765	0250	6/23/2000	\$135,000	7,759	N	N
011	885765	0300	11/16/2001	\$155,000	7,115	N	N
011	885765	0310	8/23/2000	\$126,000	6,809	N	N
011	885765	0330	12/20/2000	\$129,950	7,138	N	N
011	885765	0360	7/31/2001	\$163,500	7,182	N	N
011	885765	0430	3/3/2001	\$135,000	6,876	N	N

2001 Mobile Home Parcel Ratio Analysis

District/Team: SW Crew / Team 3	Lien Date: 01/01/2001	Date of Report: 7/2/2002	Sales Dates: 1/2000 - 12/2001
Area 28 - Auburn	Apprl TGUN	Property Type: Mobile Homes	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 15			
Mean Assessed Value	140,300		
Mean Sales Price	146,700		
Standard Deviation AV	21,750		
Standard Deviation SP	23,322		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.961		
Median Ratio	0.990		
Weighted Mean Ratio	0.956		
UNIFORMITY			
Lowest ratio	0.713		
Highest ratio:	1.135		
Coefficient of Dispersion	8.01%		
Standard Deviation	0.109		
Coefficient of Variation	11.30%		
Price Related Differential (PRD)	1.005		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.899		
Upper limit	1.023		
95% Confidence: Mean			
Lower limit	0.906		
Upper limit	1.016		
SAMPLE SIZE EVALUATION			
N (population size)	120		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.109		
Recommended minimum:	18		
Actual sample size:	15		
Conclusion:			
NORMALITY			
Binomial Test			
# ratios below mean:	6		
# ratios above mean:	9		
Z:	0.775		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

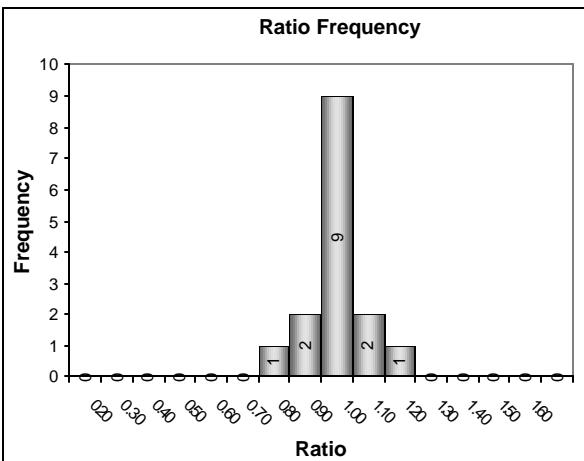


COMMENTS:

Single Family Residences throughout area 28

2002 Mobile Home Parcel Ratio Analysis

District/Team: SW / Team 3	Lien Date: 01/01/2002	Date of Report: 7/2/2002	Sales Dates: 1/2000 - 12/2001
Area 28 - Auburn	Apprl TGUN	Property Type: Mobile Homes	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 15			
<i>Mean Assessed Value</i>	137,800		
<i>Mean Sales Price</i>	146,700		
<i>Standard Deviation AV</i>	25,205		
<i>Standard Deviation SP</i>	23,322		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.941		
<i>Median Ratio</i>	0.932		
<i>Weighted Mean Ratio</i>	0.939		
UNIFORMITY			
<i>Lowest ratio</i>	0.756		
<i>Highest ratio:</i>	1.149		
<i>Coefficient of Dispersion</i>	6.71%		
<i>Standard Deviation</i>	0.092		
<i>Coefficient of Variation</i>	9.78%		
<i>Price Related Differential (PRD)</i>	1.001		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.902		
<i>Upper limit</i>	1.000		
95% Confidence: Mean			
<i>Lower limit</i>	0.894		
<i>Upper limit</i>	0.987		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	120		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.092		
Recommended minimum:	13		
<i>Actual sample size:</i>	15		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	9		
# ratios above mean:	6		
<i>Z:</i>	0.775		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

Single Family Residences throughout area 28

Both assessment level and uniformity have been improved by application of the recommended values.

USPAP Compliance

Client and Intended Use of the Appraisal:

This summary mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a summary mass appraisal report as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Cards, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

WAC 458-12-330 REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly

located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Special assumptions and limiting conditions:

That no opinion as to title is rendered. Data on ownership and the legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions unless shown on the maps or property record cards. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.

That no engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.

That rental areas herein discussed have been calculated in accord with standards developed by the American Standards Association as included in Real Estate Appraisal Terminology.

That the projections included in this report are utilized to assist in the valuation process and are based on current market conditions, anticipated short term supply and demand factors, and a continued stable economy. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.

That no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.

That the appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in our analysis to any potential diminution in value should such hazardous materials be found. We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.

That no opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.

That maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.

Exterior inspections were made of all properties however, due to lack of access few received interior inspections.

The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.

We appraise fee simple interest in every property. Unless shown on the Assessor's parcel maps, we do not consider easements as adversely affecting property value.

We have attempted to segregate personal property from the real estate in our appraisals.

We have not appraised movable equipment or fixtures as part of the real estate. We have appraised identifiable permanently fixed equipment with the real estate in accordance with RCW 84.04.090 and WAC 458-12-010.

We have considered the effect of value of those anticipated public and private improvements of which we have common knowledge. We can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.

The appraisers have no personal interest or bias toward any properties that they appraise.

Departure Provisions:

Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception

SR 6-2 (g)

The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions , encumbrances, leases, reservations , covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.